

The logo for Melvyn Danes Estate Agents is a yellow oval with a green border. Inside the oval, the word "Danes" is written in a large, bold, green sans-serif font. Above "Danes", the word "melvyn" is written in a smaller, lowercase, green sans-serif font. Below "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, green sans-serif font.

melvyn
Danes
ESTATE AGENTS

A three-story brick building with a mix of red and dark brown brickwork. The building has several white-framed windows, some of which are double-hung. A large, rounded green bush is in the foreground on the right. A black brick wall runs along the front of the property. A road with a double yellow line is in the foreground. A blue and white signpost is on the left side of the road.

Old Warwick Road

Solihull

Offers Around **£185,000**

The Old Warwick Road leads between the A41 Warwick Road and St Margarets Road which in turn joins Kineton Green Road In Olton. Set In A Very Convenient Location And Benefiting From A Wide Variety Of Local Amenities Including Olton Railway Station Offering Commuter Services To Birmingham and Beyond.

Local shopping will be found along the A41 Warwick Road in Olton Hollow and the popular Dovehouse parade serving everyday needs with more comprehensive shopping in Solihull town centre.

Regular bus services operate along the Warwick Road into Solihull or in the opposite direction to Acocks Green and the city centre of Birmingham.

There is easy access to the M42 motorway at junction 5 and at junction 6 is access to the National Exhibition Centre and Birmingham International Airport and Railway Station.

This beautifully presented and fully refurbished second floor flat is situated on the corner of St Margarets Road and Warwick Road and enjoys views of the nearby church. A communal driveway leads past the gated garages to parking and the communal entrance door where number 23 can be found on the first floor via a stairway.

A front door opens into a bright and spacious hallway with access to the lounge, refitted kitchen with modern units and integrated appliances, two generous double bedrooms, refitted shower room, the apartment looks out over the neighbouring St Margarets church and is set in well maintained grounds with gated garage en block.

It is withing walking distance to trains, buses, local shops and excellent schooling, subject to the local education authority.

Ideal for first time buyers, buy to let or and anyone downsizing to very convenient apartment living.



ACCOMMODATION

COMMUNAL ENTRANCE

HALLWAY

LOUNGE

17'6 x 10'0

REFITTED KITCHEN

16'5 x 7'5

BEDROOM 1

13'0 x 10'5

BEDROOM 2

13'10 x 8'11

REFITTED SHOWER ROOM

8'8 x 7'0

COMMUNAL PARKING & GARDENS



TENURE We are advised that the property benefits from an extended lease with 99 years remaining, nil ground rent and an annual service charge of £1,303.

Any interested party should obtain verification through their legal representative.

BROADBAND: We understand that the standard broadband download speed at the property is around 11 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 15/1/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/had limited current mobile coverage (data taken from checker.ofcom.org.uk on 15/1/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING

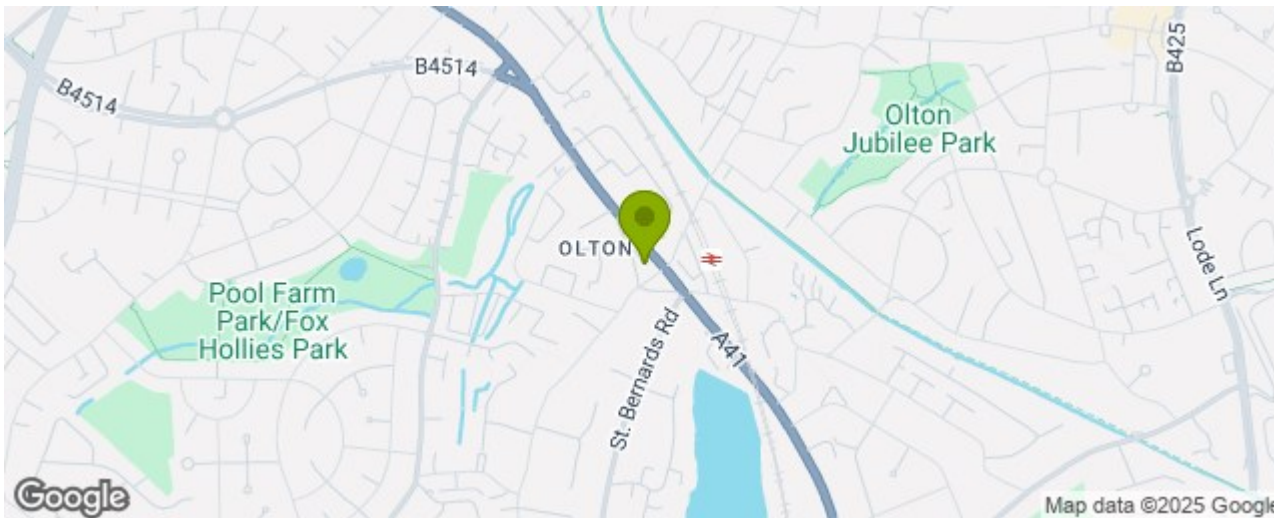
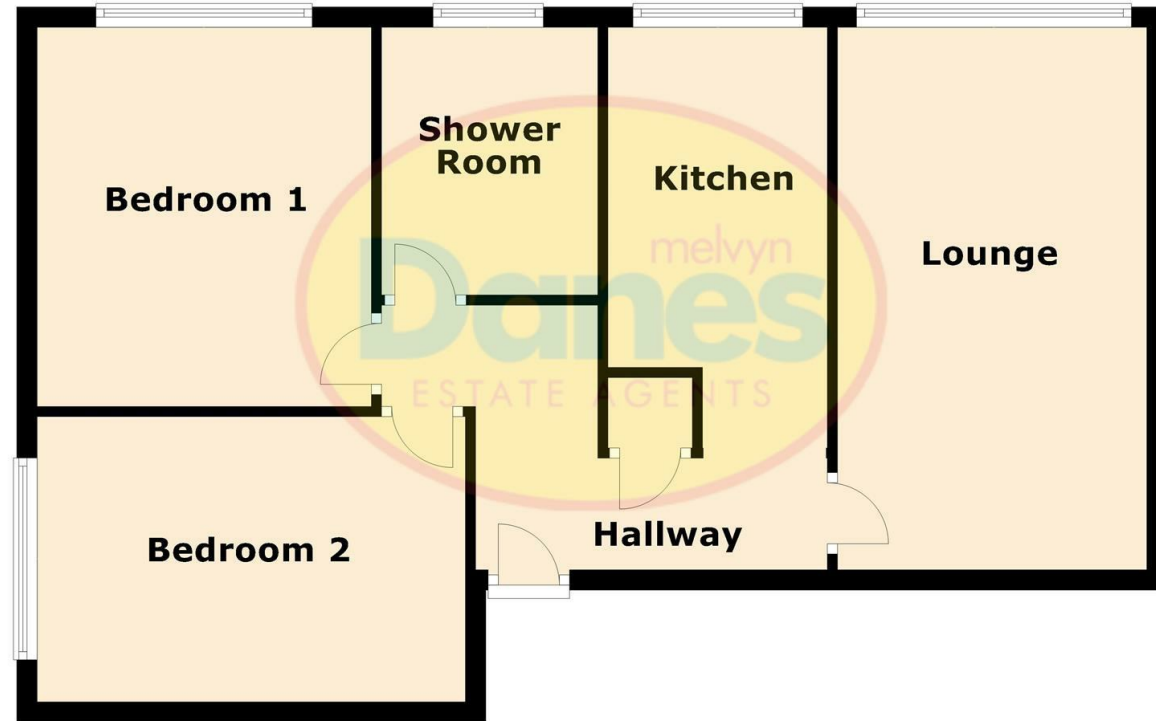
By appointment only please with the Solihull office on 0121 711 1712

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

First Floor



Old Warwick Road Solihull Solihull B92 7JT
Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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