



smarthomes

## Blythe Court, Grange Road

Solihull, B91 1BL

- A First Floor Retirement Apartment for the Over 60's
- Two Bedrooms
- Lounge/Diner
- Modern Fitted Kitchen

**Guide Price £70,000**

EPC Rating - 80

Current Council Tax Band – C





## Property Description

Blythe Court is conveniently located within walking distance to Dovehouse Parade and local bus services operate along the Warwick Road providing access to the city centre of Birmingham and the town centre of Solihull where there are an excellent choice of shopping facilities including Touchwood Shopping Centre and John Lewis' Department Store.

Blythe Court is set in mature well maintained communal gardens and is accessed via the driveway from Grange Road, the building is entered via secure intercom leading through to



### **Communal Foyer**

With manager's office, residents lounge, stairs and lifts to the upper floors and this first floor apartment with hallway leading to entrance door with spyhole

### **Entrance Hall**

With ceiling light point, wall mounted electric heater, two storage cupboards and cupboard housing the water cylinder, warden controlled emergency pull cord and doors leading off to



### **Lounger/Diner**

15' 5" x 11' 1" (4.7m x 3.4m) With double glazed window to front elevation, wall lighting, wall mounted electric heater, intercom system and emergency pull cord

### **Modern Kitchen**

7' 2" x 6' 10" (2.2m x 2.1m) Being fitted with a range of grey matte finish wall, drawer and base units with Quartz effect laminate work surfaces over, sink and drainer unit with mixer tap, complementary tiling to splashback areas, four ring electric hob, electric oven beneath and stainless steel extractor over, space for fridge freezer and ceiling light



### **Bedroom One**

13' 9" x 8' 10" (4.2m x 2.7m) With double glazed window to rear overlooking communal gardens, wall light point, wall mounted electric heater, emergency pull cord and fitted wardrobes with mirror fronted doors



### **Bedroom Two**

12' 1" x 7' 10" (3.7m x 2.4m) With double glazed window to rear overlooking communal gardens, wall light point, fitted wardrobe with mirror fronted doors, emergency pull cord and wall mounted electric heater

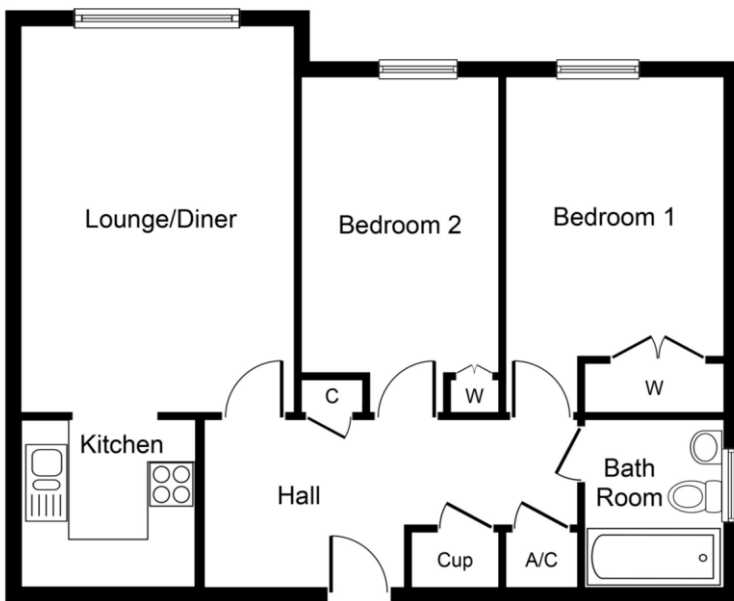


### Refurbished Bathroom

6' 6" x 5' 6" (2.0m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath with Mira shower over and glazed screen, low flush WC and vanity wash hand basin with mixer tap, complementary marble effect tiling to all walled areas, double glazed window to side, electric chrome ladder style towel rail, shaver socket and wall lighting

### Tenure

We are advised by the vendor that the property is leasehold with approx. 88 years remaining on the lease, a service charge of approx. £3900 per annum and a ground rent of approx. £584 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.