



**melvyn**  
**Danes**  
ESTATE AGENTS

Grange Court, Warwick Road  
Solihull  
Asking Price £225,000



## Description

Grange Court can be found just off Grange Road which leads directly to the A41 Warwick Road opposite the Dovehouse parade of shops offering independent retailers and coffee shops. Regular bus services operate along the A41 to the town centre of Solihull and in the opposite direction, via Acocks Green, to the city centre of Birmingham.

Olton Railway Station is a short distance away providing services to Birmingham and beyond and Solihull has its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre.

A lovely two double bedroomed first floor apartment at the popular Grange Court. Beautifully and tastefully modernised offering bright accommodation with heaps of storage.

Accessed via communal entrance leading to one flight of stairs or a lift and onwards to our entrance opening into a generous hallway with three good sized storage cupboards and access into all rooms. First access is into the principle bedroom. A good sized double room with fitted storage and bedroom furniture and a pleasant view over greenery. the second bedroom is a smaller double with the benefit of smart fitted storage. A generous bathroom with separate walk in shower, heated towel rail, bath, toilet and wash basin. The living space can be found at the end of hallway and is a good sized room with ample space for table and chairs as well as a couple of arm chairs or sofas. This room has a Juliet balcony overlooking Dovehouse parade of shops. The kitchen is accessed off the dining area and is well fitted with a range of integrated appliances. A parking space can also be available at a low annual cost.

Services: Estate Manager on duty 10am – 1pm Monday to Friday. Out of hours emergency call outs handled by a call centre.

Facilities: Lift access to all levels, Owners' lounge with a kitchen area. There are landscaped gardens, patio area, buggy storage area and car parking. Secure door entry system. Emergency alarm call system. Guest accommodation charge at very reasonable rates.

Accessibility: Grange Court is conveniently situated opposite Dovehouse Parade which has an excellent range of shops and amenities. There is a dentist and doctors' surgery close by, and regular bus services to Solihull and Birmingham.

Lifestyle: Grange Court has a seasonal social activity programme which includes Rummikub, bingo, fish and chip suppers, soup and roll lunches, quiz nights, games afternoons, Christmas gatherings and pub lunches.

New Owners are accepted over 55 years of age. Pets are welcome (subject to terms of the lease).

Tenure: Leasehold 125 years from 1st January 2011.





## Accommodation

### Entrance Hall

### Living/Dining Room

19'2" x 10'7" (5.856 x 3.241)

### Fitted Kitchen

6'6" x 9'9" (1.995 x 2.979)

### Bedroom One

15'11" x 8'10" (4.871 x 2.693)

### Bedroom Two

12'4" x 8'2" (3.772 x 2.504)

### Bathroom

9'3" x 6'4" (2.822 x 1.953)

### Communal Gardens

### Communal Living Room

### Guest Suite





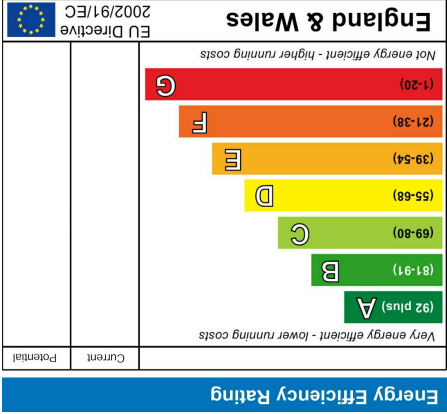
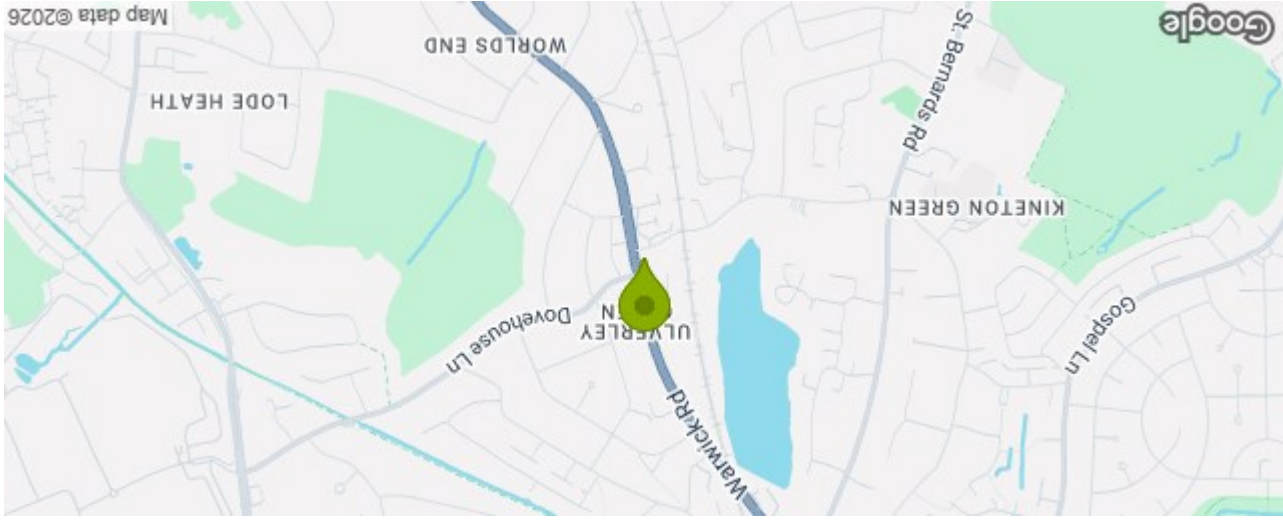
TENURE: We are advised that the property is Leasehold

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.org.uk](http://www.ofcom.org.uk) for broadband and mobile coverage at the property. From data taken on 27/7/2025 we understand that the standard broadband and download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



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.

298 Grange Court, Warwick Road Solihull B92 7GL  
Council Tax Band: D

