



2 Victoria House, Grove Road, Knowle, Solihull B93 0PH £400,000  
[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

## Key Features

- Communal Entrance Hall with Security Camera
- Spacious Reception Hall
- Living Room with Dining Area
- Fitted Breakfast Kitchen with Balcony
- Master Bedroom with En-suite Shower Room and Balcony
- Two Further Bedrooms
- Bathroom
- Gas Central Heating / Double Glazing
- Single Car Parking Space
- Tandem Garage with Remote Controlled Door
- Communal Gardens
- No Upward Chain

2 Victoria House is a spacious, modern, three bedrooomed, executive, first floor apartment, conveniently situated on the border of Knowle and Dorridge.

## Local Authority

Solihull Metropolitan Borough Council

## Director's Comments

The current owners bought this particular apartment from new some 12 years ago as an investment and have had the property tenanted ever since.

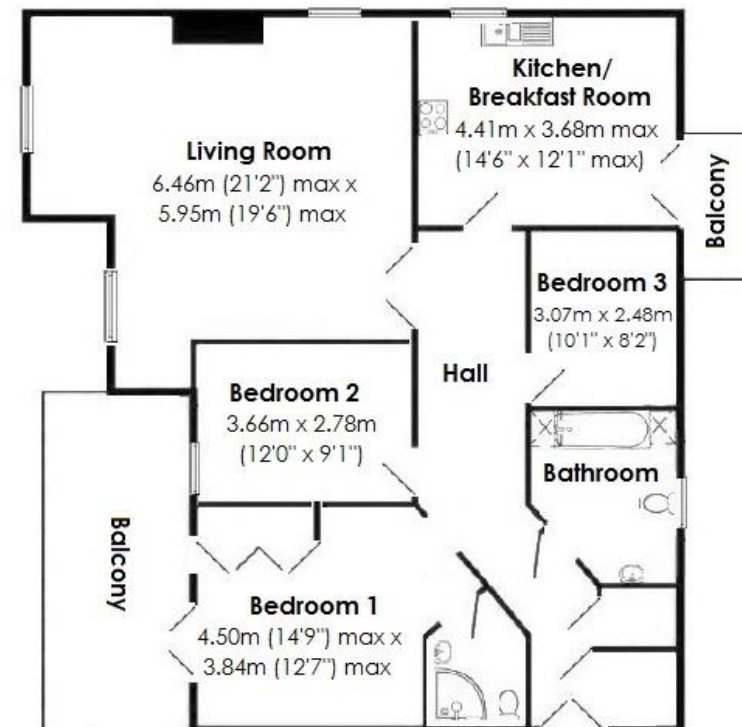
However, we also envisage that it would be a popular purchase for an owner occupier given this spacious accommodation and its convenient location being equidistant between Knowle and Solihull

## Tenure

We have been advised that the property is LEASEHOLD.

The ground rent is £150 per annum and the service charge from £204 per calendar month.

However, you should check this with your legal advisor before exchanging contracts.



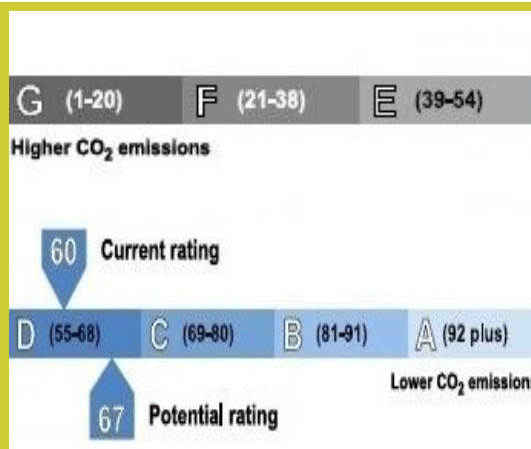
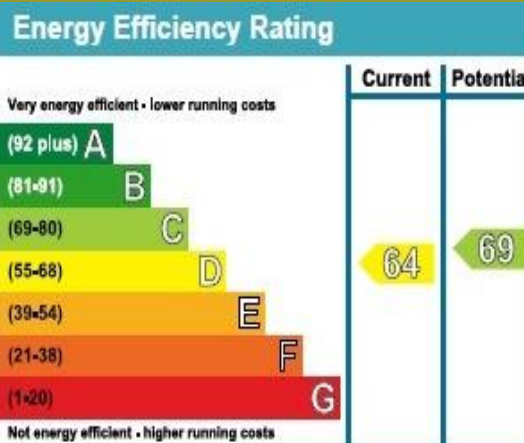
**First Floor**



**Ground Floor**

## Viewing Arrangements

Telephone: 01564 784040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



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