



3 Blythe Court, 4 Grange Road, Solihull, B91 1BL
£140,000

Overview

3 Blythe Court is a well proportioned, tastefully presented, 2 double bedroom, ground floor, retirement apartment for the over 60's, being most conveniently situated to the excellent local shops on Dovehouse Parade and set within delightful communal gardens.

Tenure

We have been advised that the property is LEASEHOLD having 93 years unexpired, a current annual service charge of £3468.08.30, and an annual ground rent of £548.44, both payable half yearly in advance on March 1st and September 1st. there are no water rates or building insurance to pay as these are included within the annual service charge. However, you should check this with your legal advisor before exchanging contracts.

Local Authority

Solihull Borough Council

Key features

- Ground floor retirement apartment
- Communal entrance hall
- Reception hall with security intercom
- Living room with access to the communal gardens
- Fitted kitchen
- 2 double Bedrooms
- Shower Room
- Electric heating
- Double glazing
- Communal residents lounge
- Communal laundry
- Communal guest suite
- Communal gardens
- Communal parking
- Minimum age 60
- On-site manager
- 24 hour care-line communication
- No chain

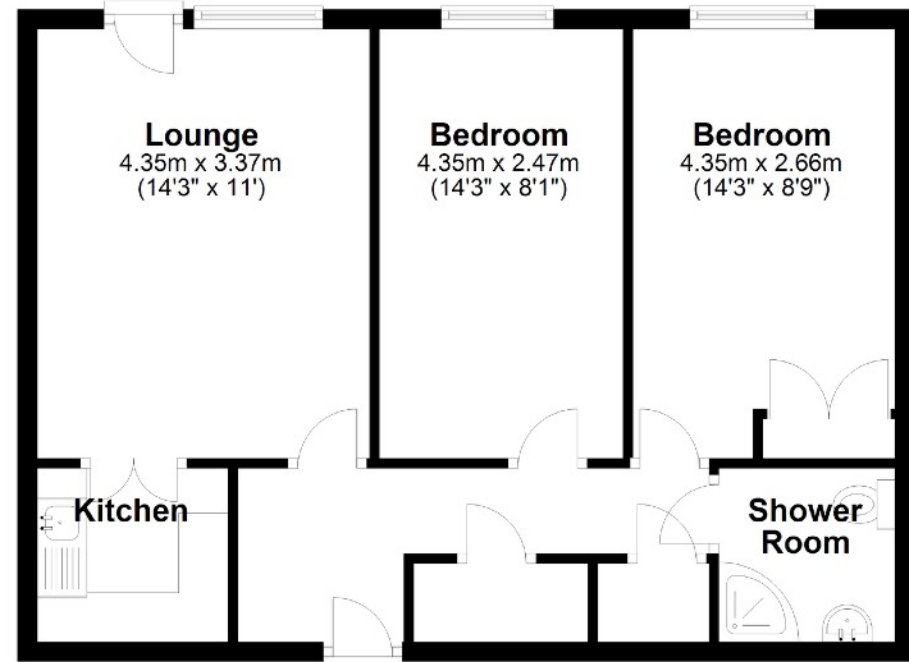
Vendor Comments

Our father moved into Blythe Court 18 months ago and from the very beginning loved it. He often sat in the garden, delighted that he hadn't had to mow the lawn, watching the birds, and the wildlife. He enjoyed particularly the fact that Dovehouse Parade was only a short walk away so all his amenities were to hand. Bus routes to Solihull and Birmingham are virtually on the doorstep.

Lesley, the Duty Manager is always very cheerful and helpful, going out of her way to make sure that everyone is happy.

We are very grateful to her for being there when Dad became ill. Flat 3 is only for sale because, sadly, Dad passed away.

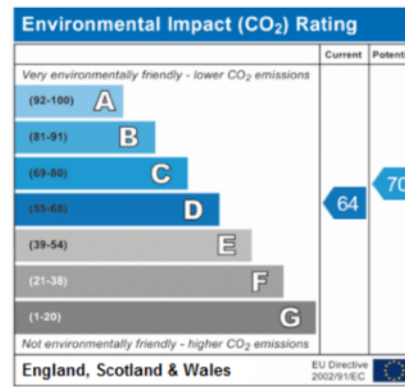
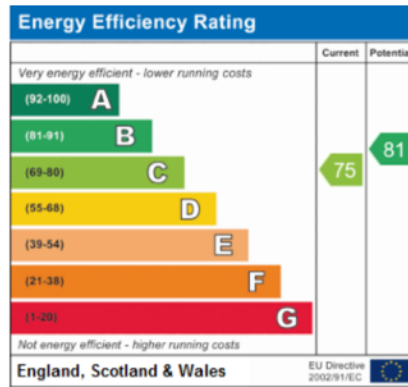
Ground Floor



Total area: approx. 54.0 sq. metres (581.1 sq. feet)







Viewing Arrangements
 Simon Burt The Estate Agent
 0121 705 4040



These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.