

DRAKES

ESTATE AGENTS



Malvern Court, Warwick Road, Solihull, B91 3EP

£179,950

- A Ground Floor Maisonette
- Offered to those Over 58 Years of Age
- Two Bedrooms
- Lounge/Dining Room
- Kitchen
- Shower Room
- Private Entrance Porch
- Allocated Parking
- Garden
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



Lounge/Dining Room to front - 7.42m max 5.05m min x 3.35m max 3.02m min (24'4" max 16'7"min x 11'0" max 9'11"min)

Kitchen to rear - 3.07m x 2.06m (10'1" x 6'9")

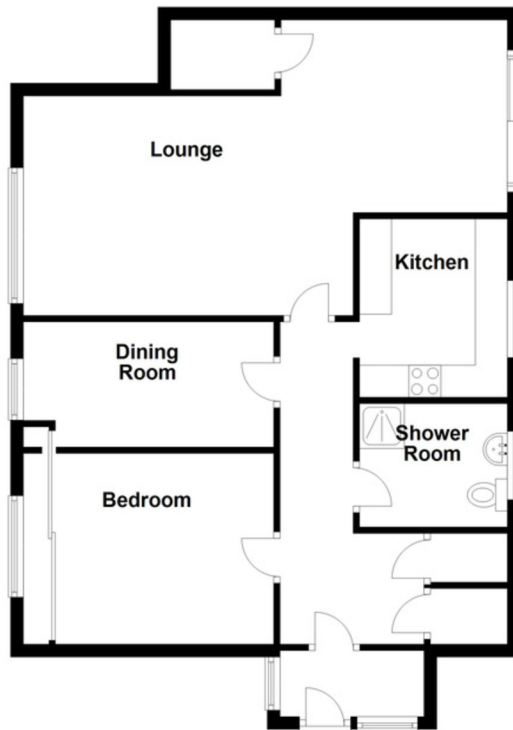
Bedroom One to front - 3.94m x 2.72m (12'11" x 8'11")

Bedroom Two to front - 3.96m x 2.06m (13'0" x 6'9")

Shower Room - 2.03m x 2.03m (6'8" x 6'8")

A rare opportunity to purchase a ground-floor maisonette with a GARDEN and PRIVATE ENTRANCE. This property is offered to those over 58 years of age, with no upward chain and is located in central Solihull. The accommodation comprises in brief of a private porch, reception hall, lounge/dining room, two bedrooms, kitchen and shower room.

Ground Floor



Total area: approx. 73.6 sq. metres (791.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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	

COUNCIL TAX BAND: D

EPC Rating: C

Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 61 years remaining on the lease, a service charge payable of approximately £3212 per annum. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.