Bartleys
Estate Agents









Flat 9 Danford Court, 1 Westwood Grove, Solihull, B91 1QS

Price Guide £265,000

- Luxury Two Bedroom Apartment
- Spacious Lounge / Diner
- Extended Lease
- Fitted Breakfast Kitchen
- Bathroom & En-Suite
- Secure Allocated Parking Space
- Energy Efficiency Rating - B

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Danford Court is an exclusive, gated development built by Dodd Homes that is situated close to Alderbrook Road. Located close to Solihull town centre this complex of just 10 apartments is surrounded by manicured communal grounds. No. 9 is a beautifully appointed, spacious, two bedroom, first floor apartment. The apartment benefits from gas central heating and UPVC double glazing and briefly comprises: hallway, lounge / dining area, fitted breakfast kitchen, two double bedrooms one with en-suite, an additional bathroom and an allocated parking space.

APPROACH

The development is securely placed behind remote controlled security gates. The entrance to the apartment is through a security intercom telephone system. A communal staircase leads to the first floor communal landing where apartment No. 9 is located. An oak veneer front door leads to:-



HALLWAY

Security intercom, ceiling spot lights, double panel radiator, built-in boiler cupboard housing a wall-mounted Gledhill central heating boiler and the hot water tank. Oak veneer doors to lounge, kitchen, bedroom one, bedroom two and bathroom.



DUAL ASPECT LOUNGE / DINING ROOM
26' 2" (7.97M) MAX X 11' 5" (3.49M) INTO BAY

An attractively shaped and generously sized living room that enjoys a dual aspect with UPVC double glazed bay window to the front aspect and a further UPVC double glazed window the side aspect. Two ceiling light points, TV point, two double panel radiators.

FITTED BREAKFAST KITCHEN
9' 7" (2.91M) X 8' 7" (2.61M)

Fitted with a range of modern base and wall units and contrasting granite work surfaces and granite splash backs, stainless steel sink unit with mixer tap over, built-in AEG oven and microwave, Electrolux fridge, Bosch freezer, Siemens automatic washer/dryer, built-in extractor fan, ceiling spotlights, double panel radiator, space for a small table and chairs, UPVC double glazed window the side aspect.



BEDROOM ONE (FRONT)
9' 11" (3.02M) X 13' 9" (4.19M) MAX
Built-in wardrobe, ceiling light point, telephone point, TV point, double panel radiator, UPVC double glazed window to the front aspect, door to:



EN-SUITE SHOWER ROOM
Fitted with a NK Porcelanosa white suite comprising a low level flush WC, pedestal hand wash basin, one and a half size shower cubicle with sliding glass door, a thermostatic shower with four body jets, shaver point, extractor fan, full height complementary tiling with feature mosaic tiles, ceramic tiled floor, ceiling spotlights, radiator.

BEDROOM TWO (SIDE)
13' 8" (4.16M) X 8' 7" (2.62M)
Built-in wardrobe, ceiling light point, telephone point, double panel radiator, UPVC double glazed window to the front aspect.

BATHROOM
Fitted with a NK Porcelanosa white suite comprising a low level flush WC, pedestal hand wash basin, panel bath with glass shower screen, thermostatic shower unit, shaver point, extractor fan, full height complementary tiling with feature mosaics, ceramic tiled floor, ceiling spotlights, radiator.



OUTSIDE

GARDEN
Delightful communal gardens.

PARKING
Allocated parking space and visitor parking.

TENURE
We have been advised that the property is Leasehold with 196 years remaining unexpired. This is subject to verification by your Solicitor.

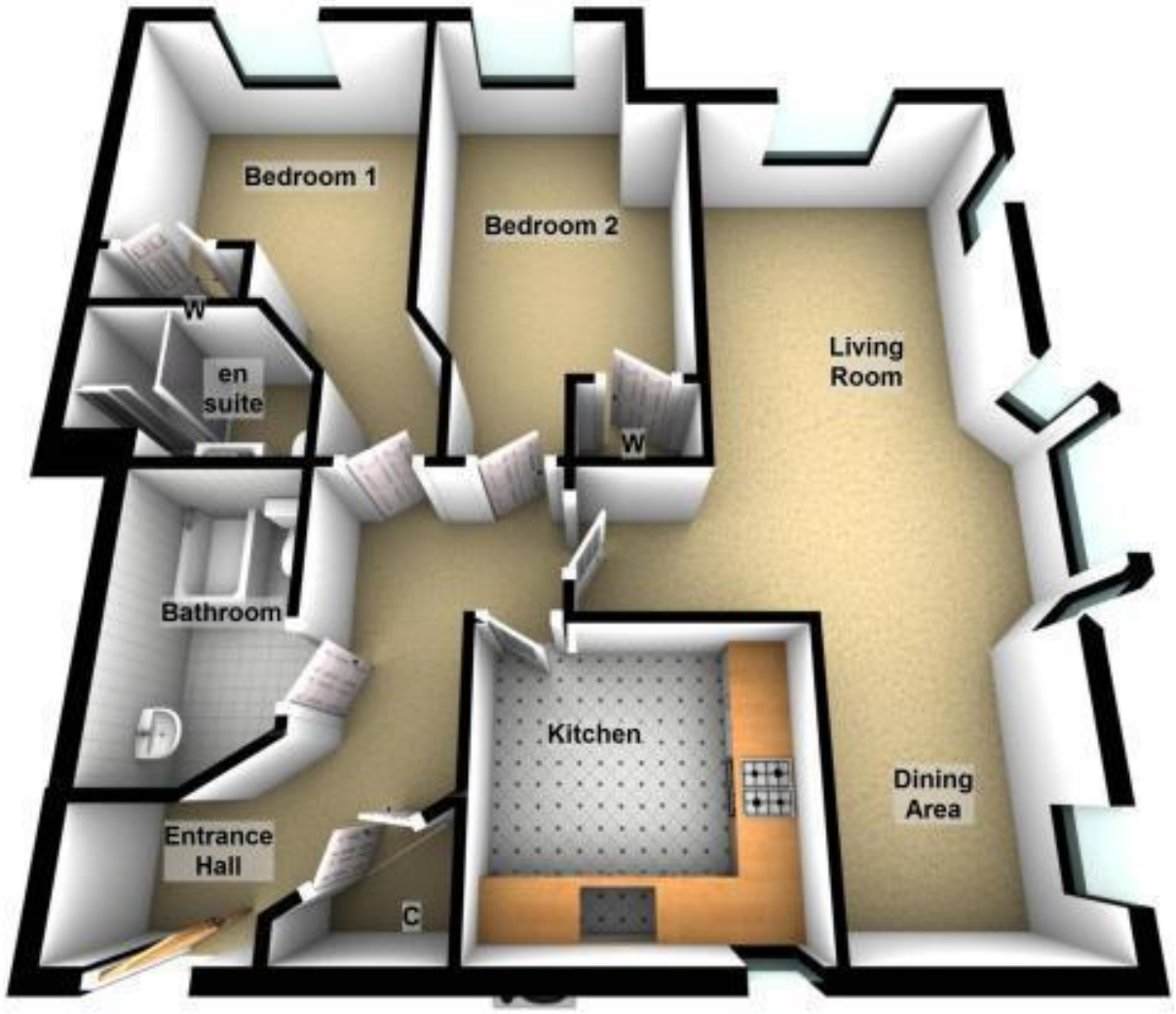
SERVICE CHARGE
The service charge is £1,798 per year. This is subject to verification by your Solicitor.



GROUND RENT
The Ground Rent is nil with no escalation. This is subject to verification by your Solicitor.

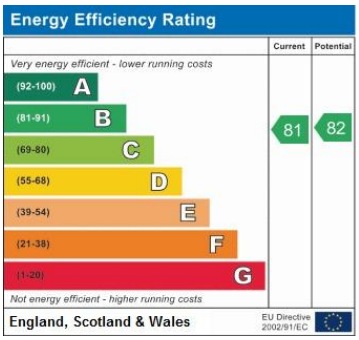
RIGHT TO MANAGE STATUS IN PLACE
The estate is managed by the Leaseholders through a Right-to-Manage company. This is subject to verification by your Solicitor.

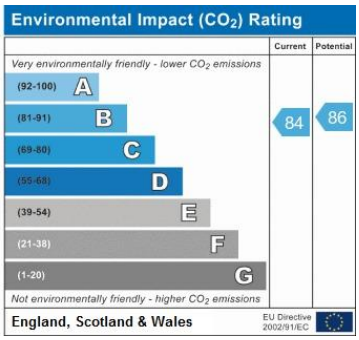
Approx. 70.0 sq. metres (753.9 sq. feet)



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B750 Printed by Ravensworth 01670 713330

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