



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

Price Guide **£234,950**

- Luxury Two Bedroom Apartment
- Spacious Lounge / Diner
- Fitted Breakfast Kitchen

- Bathroom & En-Suite
- Allocated Parking Space Security Gated
- Energy Efficiency Rating - B

0121 709 3300

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Danford Court is an exclusive gated development built by Dodd Homes 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: hall way, 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 mosaics, 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

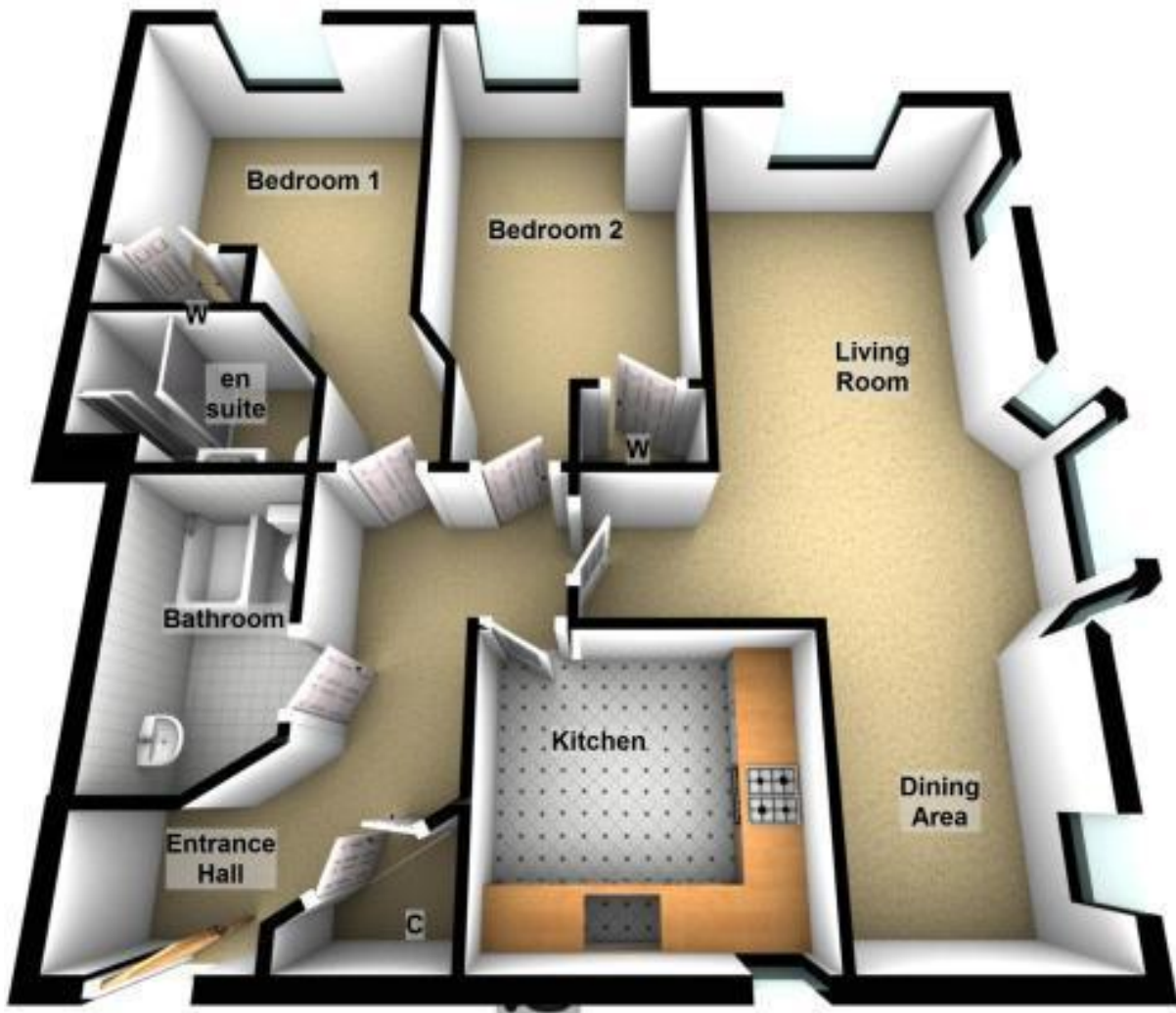
We have been advised that the property is Leasehold with 113 years unexpired.

Ground rent: £200.00 per annum.

Service charge: £900.00 per annum.



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



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Email: info@bartleys-uk.com

Zoopa.co.uk

Finda Property.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman SALES OFT Approved costs

Radarhomes.co.uk
The UK's number one property website

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		84	86
		EU Directive 2002/91/EC	

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