



smarthomes

Fentham Court

Ulverley Crescent, Solihull, B92 8BD

- A Recently Re-Decorated Ground Floor Apartment
- Two Double Bedrooms
- Good Size Lounge, Kitchen & Shower Room
- Off Road Parking, Garage & No Upward Chain

£165,000

EPC Rating '66'





Property Description

Conveniently situated with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. Olton Railway Station is situated at the end of St Bernards Road from where the commuter service provides access to Birmingham City Centre and in the opposite direction to London Marylebone via Solihull Railway Station. There is a wide selection of shops along the A41 Warwick Road including the popular Dovehouse Parade and an excellent choice of shops can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store.



The property is set back from the road with gated access to parking, garages and manicured communal gardens with paved pathway leading to secure communal entrance door giving access to communal hallway

Entrance Hallway

With telephone intercom access, attractive laminate flooring, two useful storage cupboards and doors leading off to



Lounge

16' 4" x 9' 7" (4.98m x 2.92m) With double glazed window, ceiling light point and coving to ceiling



Kitchen

11' 8" x 6' 3" (3.56m x 1.91m) Being fitted with a range of wall, drawer and base units, wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring ceramic hob with extractor over, inset electric oven, integrated fridge, freezer and dishwasher, ceiling strip light and double glazed window

Bedroom One

15' 6" x 9' 1" (4.72m x 2.77m) With double glazed window, coving to ceiling, ceiling light point and fitted wardrobes



Bedroom Two

10' 8" x 9' 0" (3.25m x 2.74m) With double glazed window, ceiling light point and coving to ceiling

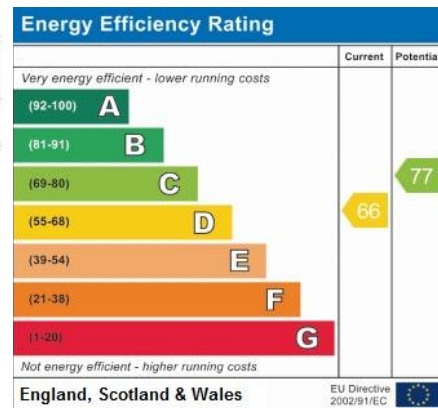
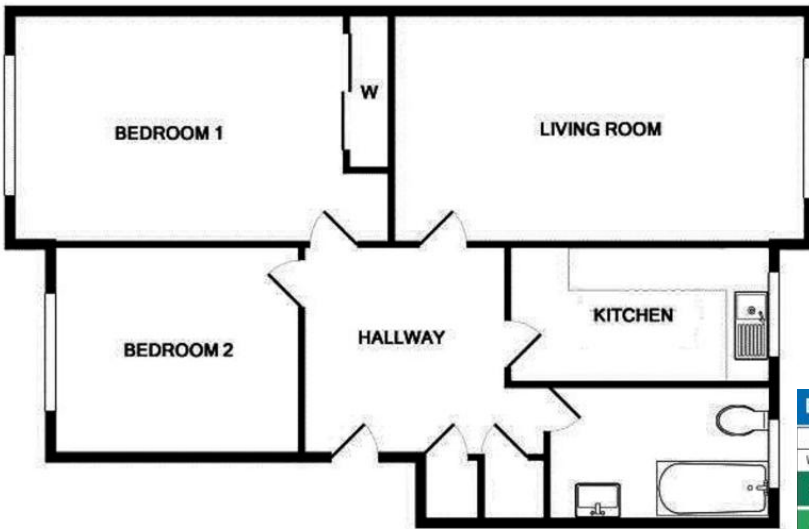


Shower Room

Being fitted with a three piece white suite comprising shower enclosure, low flush WC and wash hand basin, obscure double glazed window, tiling to walls and ceiling light point

Tenure

We are advised by the vendor that the property is leasehold with approx. 139 years remaining on the lease, a service charge of approx. £1,400 per annum and ground rent of approx. £52 per annum, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements