



Emerald Court

Chelmscote Road, Solihull, B92 8BX

- A Spacious Two Double Bedroom First Floor Apartment
- L-Shaped Lounge Diner With Balcony & External Storage Cupboard
- Communal Parking, Garage & Well Maintained Grounds
- No Upward Chain

£194,950

EPC Rating '68'





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 within well maintained communal grounds and enjoys beautiful lake views.

The communal entrance hall is entered via intercom system with lift and stairs leading to this spacious first floor apartment.

Hallway

With ceiling light point, radiator, large airing cupboard, walk-in storage cupboard and doors leading off to



Kitchen

11' 8" x 8' 3" (3.56m x 2.51m) Being fitted with a range of wall, drawer and base units, roll top work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for electric cooker with extractor over, space and plumbing for washing machine, space for fridge freezer, double glazed window, strip lighting and door to

L-Shaped Lounge Diner

Lounge Area

12' 0" x 19' 10" (3.66m x 6.05m) With double glazed window to front, two ceiling light points with decorative roses, coving to ceiling, electric fire with marble effect hearth and Adams style surround, door to inner hallway, radiator and opening to



Dining Area

8' 5" x 8' 3" (2.57m x 2.51m) With ceiling light point, radiator, coving to ceiling and double glazed sliding patio door to balcony

Inner Hallway

With ceiling light point and doors leading off to



Bedroom One

13' 3" x 14' 2" (4.04m x 4.32m) With double glazed window to front providing pleasant views over communal grounds, ceiling light point, radiator and built-in double wardrobe with cupboards over



Bedroom Two

12' 2" x 11' 2" (3.71m x 3.4m) With double glazed window, ceiling light point and radiator

Shower Room

Being fitted with large shower enclosure with built-in tiled seating area, electric shower and grab rail, pedestal wash hand basin, tiling to walls, ceiling light point and radiator

Separate WC

With low flush WC and ceiling light point



Balcony

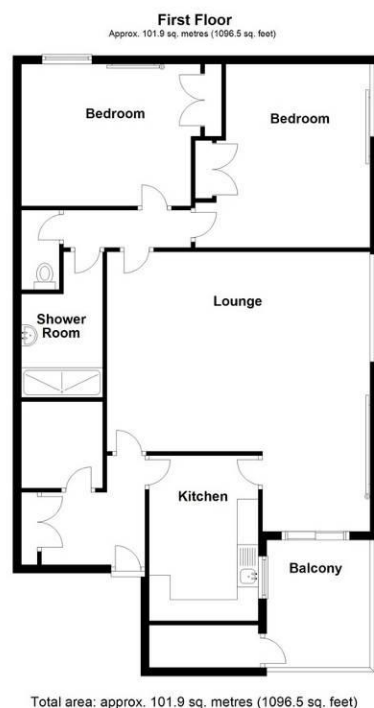
Providing views over communal grounds with artificial lawn, lighting and door to useful outside storage area with power points

Outside

With communal parking, garage in separate block and well maintained communal gardens

Tenure

We are advised by the vendor that the property is leasehold with approx. 133 years remaining on the lease and a service charge of approx. £1,600 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC