



smarthomes

Emerald Court

Chelmscote Road, Solihull, B92 8BX

- A Spacious Second Floor Apartment
- Two Double Bedrooms
- L-Shaped Lounge/Diner
- No Upward Chain

Guide Price £125,000

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 Ulverley Green 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 second floor apartment.



Hallway

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

Fitted Kitchen

11' 8" x 8' 2" (3.56m x 2.49m) Being fitted with a range of wall, drawer and base units with a roll top work surface over incorporating a sink and drainer unit, further incorporating a 4 ring gas hob with electric oven beneath and extractor canopy over. Tiling to splash back areas, space and plumbing for washing machine, space for fridge freezer, single glazed window, ceiling light point and door to



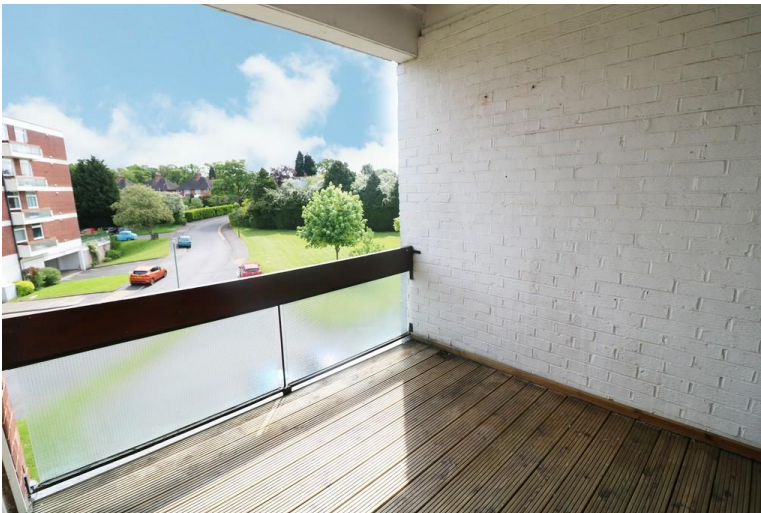
L-Shaped Lounge Diner

Lounge Area

19' 10" x 12' 1" (6.05m x 3.68m) With a secondary glazed window to front, two ceiling light points, door to inner hallway, radiator and opening to

Dining Area

8' 7" x 8' 5" (2.62m x 2.57m) With ceiling light point, radiator and a single glazed door and window to balcony



Inner Hallway

With ceiling light point and doors leading off to

Bedroom One

14' x 12' (4.27m x 3.66m) With a secondary glazed window to front providing pleasant views over communal grounds, ceiling light point, radiator and built-in double wardrobe with cupboards over

Bedroom Two

11' 11" x 11' 2" (3.63m x 3.4m) With a secondary glazed window, ceiling light point, built in double wardrobe with cupboard over and radiator

Bathroom

Being fitted with panelled bath with wall mounted electric over and vanity wash hand basin, tiling to walls, ceiling light point and radiator





Separate W.C

With a low flush W.C and ceiling light point

Balcony

This decked balcony provides views over communal grounds and a door to useful outside storage area

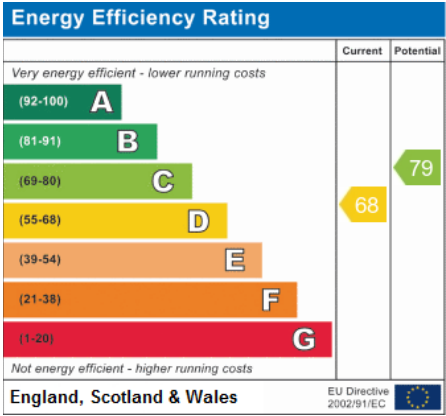
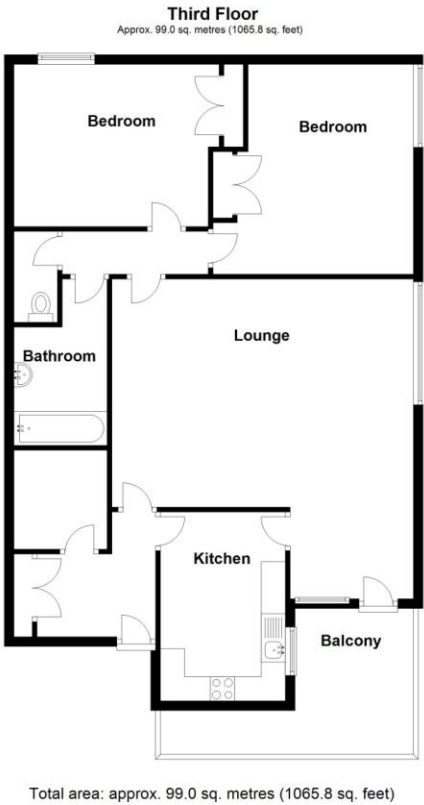
Outside

With communal parking, garage and well maintained communal gardens



Tenure

We are advised by the vendor that the property is leasehold with approx. 53 years remaining on the lease hence being available to cash buyers only, a ground rent of approx. £35 per annum 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 Nigel Hodges



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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 are 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