



smarthomes

Fentham Court

Ulverley Crescent, Solihull, B92 8BD

- A Well Maintained Top Floor Apartment
- Two Double Bedrooms With Fitted Wardrobes
- Lounge Diner
- Garage En-Bloc & Off Road Parking
- No Upward Chain
- Within Walking Distance To Olton Train Station

£170,000

EPC Rating 44

Current Council Tax Band B





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a secure gated entrance leading through to off road parking, garage en-bloc, well maintained communal gardens and paved pathway extending to secure communal entrance giving access to stairs leading to all floors



Entrance Hallway

Being entered via front door with glass panel with ceiling light point, central heating thermostat, intercom entry telephone, cloakroom with electrics, airing cupboard housing hot and cold water cylinder tanks and doors leading off to

Lounge Diner to Front

15' 1" x 12' 1" (4.6m x 3.7m) With double glazed window to front elevation, ceiling light point, under-floor heating thermostat, TV aerial point, telephone point and electric fireplace with wooden surround



Bedroom One to Rear

11' 9" x 10' 5" (3.6m x 3.2m) With double glazed window to rear elevation over-looking lawned area and car parking, under-floor heating thermostat, ceiling light point, under-floor heating thermostat and two double built-in wardrobes

Bedroom Two to Rear

13' 5" x 8' 6" (4.1m x 2.6m) With double glazed window to rear elevation over-looking lawned area and car parking, under-floor heating thermostat, ceiling light point, under-floor heating thermostat and two double built-in wardrobes



Kitchen to Front

11' 1" x 6' 10" (3.4m x 2.1m) Being fitted with a range of high gloss wall, drawer and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor over, inset electric oven, space and plumbing for washing machine, space for fridge freezer, ceiling light point, laminate flooring, under-floor heating thermostat and double glazed window to front



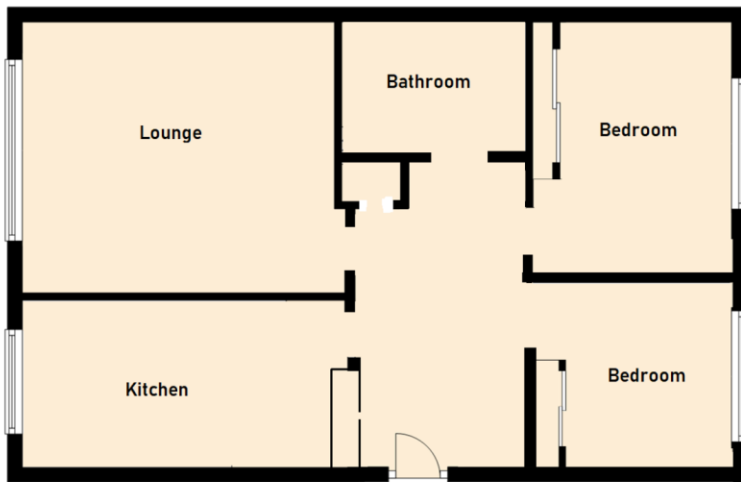


Bathroom

6' 6" x 6' 6" (2.0m x 2.0m) Being fitted with a three piece white suite comprising; panelled bath with Triton electric shower over and glazed screen, low flush WC and pedestal wash hand basin, tiling to water prone areas and floor, heated towel rail, shaver socket, extractor and spot lights to ceiling

Tenure

We are advised by the vendor that the property is leasehold with approx. 138 years remaining on the lease and a service charge of approx. £1,400 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. Current council tax band - B



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	44	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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 are advised to recheck the measurements.