



## Deerhurst Court, Solihull

Guide Price £188,000



## Deerhurst Court

Solihull

### PROPERTY OVERVIEW

Situated in the heart of Solihull, an ideal opportunity to purchase this impressive two bedroom second floor apartment offered to the market with NO UPWARD CHAIN. This retirement development helps maintain your independence (with support if needed), one of the main attractions of this apartment is the onsite restaurant, site manager on-site seven days a week (24hours a day). This development offers a weekly clean to service your apartment, which briefly comprises of: entrance hall (with intercom), attractive lounge, fitted kitchen, two double bedrooms, bathroom, communal gardens and parking.



- Two Double Bedroom
- Second Floor
- Retirement Apartment
- In Central Solihull
- Immaculately Maintained
- Spacious Comfortable Communal Lounge/Library
- Onsite Restaurant
- Lift Access
- Communal Garden & Parking



#### **ENTRANCE HALL**

#### **LOUNGE**

22' 8" x 10' 2" (6.90m x 3.10m)

#### **KITCHEN**

11' 10" x 7' 10" (3.60m x 2.40m)

#### **BEDROOM ONE**

13' 9" x 10' 2" (4.20m x 3.10m)

#### **BEDROOM TWO**

9' 6" x 9' 2" (2.90m x 2.80m)

#### **BATHROOM**

11' 6" x 7' 7" (3.50m x 2.30m)

#### **OUTSIDE THE PROPERTY**

#### **COMMUNAL GARDEN**

#### **PARKING**

#### **PROPERTY LOCATION**

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.



**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washer/dryer, all carpets, curtains, blinds and light fittings and fitted wardrobes in both bedrooms, in the larger bedroom there is a built in unit of 9 drawers and a small cupboard.

**ADDITIONAL INFORMATION**

Services - Water meter, mains gas and electricity.  
Broadband - BT. Service Charge - £8,062.80 pa (£671.90 monthly).

**MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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