



Kelvedon Grove, Solihull

Guide Price £159,999



Fernleigh Court, Kelvedon Grove

Solihull

PROPERTY OVERVIEW

Situated within an easy walking distance of Solihull town centre, a fantastic opportunity to purchase this spacious two bedroom ground floor apartment for the over 55's. This property has been well maintained throughout, benefits from electric heating and has the added attraction of NO UPWARD CHAIN. This development has an on site manager, communal lounge, laundry room and well maintained gardens and communal parking. The accommodation briefly comprises of: communal entrance hall, reception hall, spacious lounge / dining room, fitted kitchen, one single bedroom, one double bedroom, shower room, communal gardens and communal parking.

Council Tax band: C

Tenure: Leasehold





COMMUNAL ENTRANCE HALL

RECEPTION HALL

LOUNGE / DINING ROOM

17' 6" x 10' 3" (5.34m x 3.12m)

KITCHEN

8' 0" x 7' 3" (2.45m x 2.21m)

BEDROOM ONE

13' 10" x 8' 4" (4.22m x 2.55m)

BEDROOM TWO

13' 9" x 6' 6" (4.18m x 1.97m)

SHOWER ROOM

6' 6" x 5' 9" (1.98m x 1.74m)

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

COMMUNAL PARKING

ITEMS INCLUDED IN SALE

Free standing cooker, extractor, microwave, fridge freezer, washer/dryer, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom and all light fittings.

ADDITIONAL INFORMATION

Services - Electricity and mains sewers. Service charge - £2,796 (pa).

MONEY LAUNDERING REGULATIONS

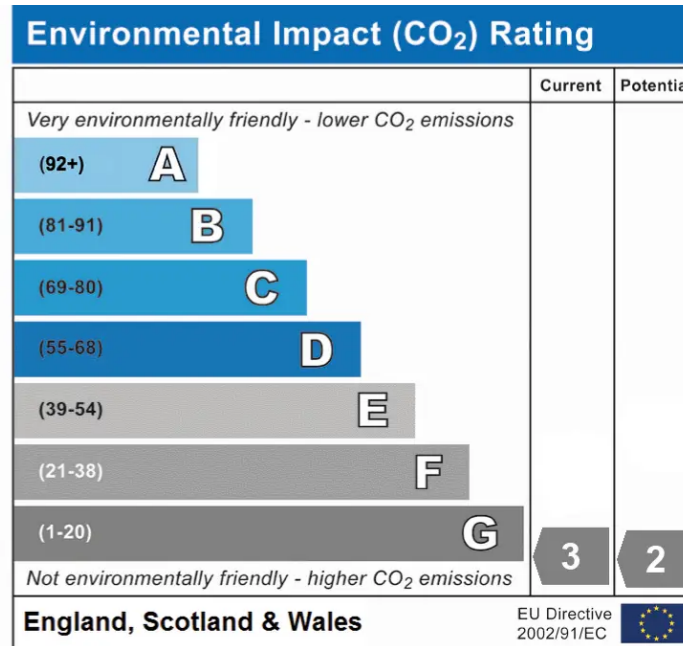
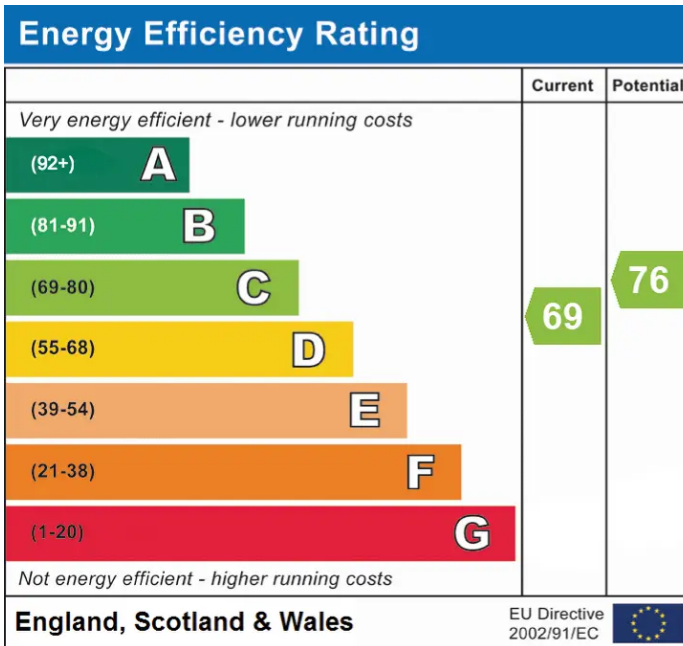
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



PROPERTY LOCATION

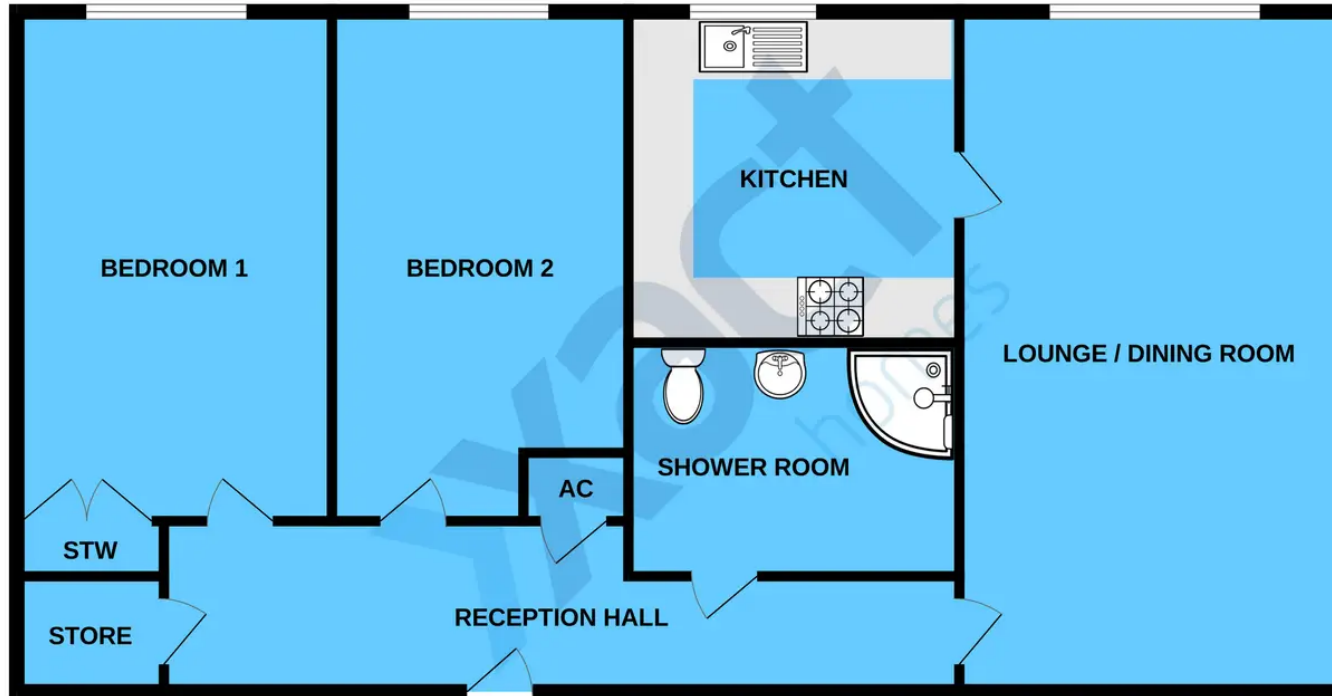
Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services 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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

- Ground Floor Retirement Apartment
- Over 55's Living
- Spacious Accommodation
- On Site Manager
- Spacious Lounge / Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Communal Lounge





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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