



smarthomes

Garnet Court

Chelmscote Road, Solihull, B92 8DA

- A Spacious & Well Presented Third Floor Apartment
- Two Generous Bedrooms
- Modern Fitted Kitchen
- Modern Family Shower Room

£215,000

EPC Rating - 79

Current Council Tax Band - C





Property Description

A very well presented and deceptively spacious third floor apartment situated in a highly sought after residential area in Solihull.

Solihull is located a short distance away from Birmingham City Centre. Situated in the heart of England, it is considered to be one of the most prosperous and highly sought after residential areas in the country.

With a range of local amenities including excellent schools, parks, charming architecture and a range of recreational and leisure facilities including: sports clubs; golf clubs; various societies; good restaurants; a top of the range shopping experience, a cinema and arts complex that includes a library and a theatre.



There are local commuter train services to Birmingham and London, combined with convenient road networks linking the M42, M6, M40, M1 and M5. The NEC, Birmingham International Airport and Railway Station are all within an approximately 20 minute drive.

Entrance Hallway

Being accessed via a single glazed door with a large storage cupboard, carpet flooring, ceiling light point and a central heating radiator. Doors lead to the lounge/diner, kitchen and office room

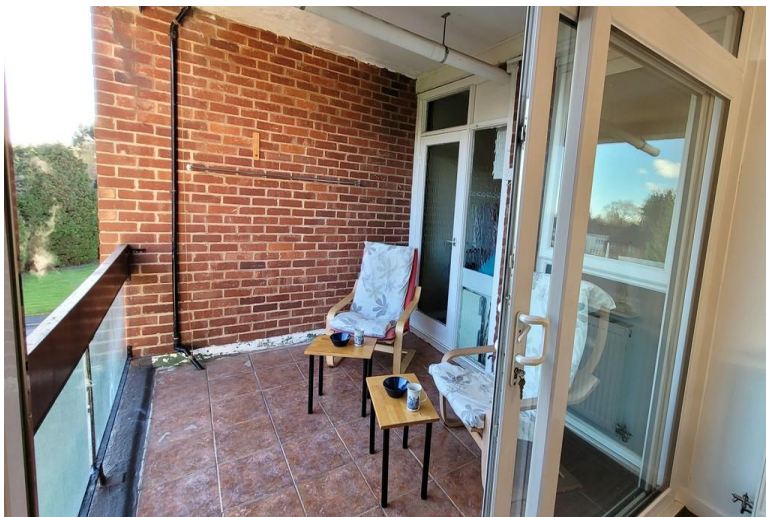


Lounge/Diner

20' 9" max x 20' max (6.32m max x 6.1m max) A very spacious L shaped room having a serving hatch, three ceiling light points, telephone point, television aerial point, two radiators, a double glazed window to the side aspect and double glazed patio doors leading out to

Balcony

9' 3" max x 8' 4" max (2.82m max x 2.54m max) Having a tiled floor and with great views over the communal gardens. A door gives access to



Utility Room

8' 11" max x 5' 1" max (2.72m max x 1.55m max) With a central heating boiler, space for a tumble dryer and shelving

Modern Fitted Kitchen

11' 8" max x 8' 6" max (3.56m max x 2.59m max) Being fitted with a range of matching high gloss fronted wall and base units with marble effect work surface over incorporating a stainless steel sink and drainer unit. Built in electric oven and hob, space and plumbing for a washing machine and a dishwasher, part tiled walls and a double glazed window overlooking the balcony



Bedroom One

14' 1" max x 13' 7" max (4.29m max x 4.14m max) A good sized double bedroom with a two door built in wardrobe, television aerial point, ceiling light point, central heating radiator and a double glazed window to the side aspect



Bedroom Two

11' 11" max x 11' 2" max (3.63m max x 3.4m max) Another good sized double bedroom with a double glazed window to the rear aspect, a two door built in wardrobe, ceiling light point and central heating radiator

Modern Family Shower Room

12' 1" max x 5' 9" max (3.68m max x 1.75m max) A deceptively spacious shower room fitted with a white suite comprising of a double shower cubicle, low flush W.C and a wash hand basin vanity unit. Partial wall tiling, heated towel rail and tiled flooring

External

The flat has a single lock up garage which is located underground and is accessible by an underground tunnel. The grounds include large communal lawn areas

Tenure

We are advised by the vendor that the property is leasehold with approx. 140 years remaining on the lease, a service charge of approx. £1,700.26 per annum and no ground rent payable 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 - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

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

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