



## Chancel Court, Solihull

Guide Price £355,000



## Chancel Court

Solihull |

### PROPERTY OVERVIEW

Situated within easy walking distance of Solihull Town Centre, a fantastic opportunity to purchase this three bedroom first floor apartment which must be viewed internally to be appreciated. This property offers good spacious accommodation and benefits from gas central heating, double glazing and has the added attraction of an underground parking space. The accommodation briefly comprises of: communal entrance hall with staircase and lift, reception hall, spacious lounge/dining room, kitchen/breakfast, three good sized bedrooms, ensuite shower room, family bathroom, communal gardens and underground parking.

Council Tax band: E

Tenure: Leasehold

- Walking Distance Of Solihull Town Centre
- Gated Entrance
- First Floor Apartment
- Spacious Lounge/Diner
- Breakfast/Kitchen
- Three Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Underground Parking





## PROPERTY OVERVIEW

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.

## ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, all carpets, all curtains, fitted wardrobes in bedrooms one, two and three and all light fittings.

## ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: Sky. Service Charge: £1941.22 pa Years Remaining: 106

## 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.





**VIA THE COMMUNAL HALL**

**ENTRANCE HALL AND STAIRS**

**RECEPTION HALL**

**LOUNGE/DINING ROOM**

16' 5" x 16' 5" (5.00m x 5.00m)

**KITCHEN/BREAKFAST**

13' 8" x 9' 8" (4.17m x 2.95m)

**BEDROOM ONE**

16' 4" x 9' 4" (4.98m x 2.84m)

**ENSUITE SHOWER ROOM**

8' 8" x 5' 5" (2.64m x 1.66m)

**BEDROOM TWO**

12' 5" x 9' 2" (3.78m x 2.79m)

**BEDROOM THREE**

14' 2" x 9' 4" (4.32m x 2.84m)

**BATHROOM**

7' 9" x 6' 5" (2.36m x 1.96m)

**TOTAL SQUARE FOOTAGE**

104.1 sq.m (1120 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**COMMUNAL GARDENS**

**UNDERGROUND PARKING**

**ITEMS INCLUDED IN THE SALE**

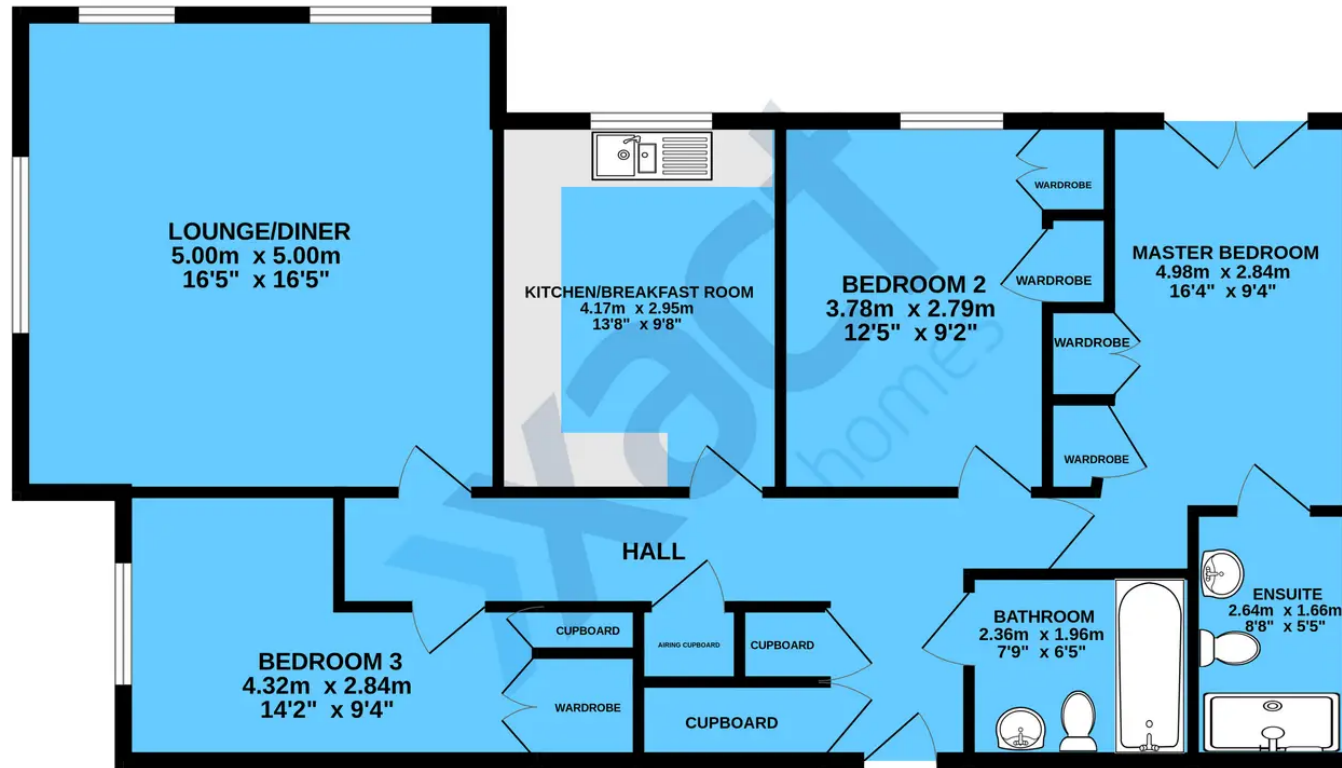
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# GROUND FLOOR



TOTAL FLOOR AREA : 104.1 sq.m. (1120 sq.ft.) approx.

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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