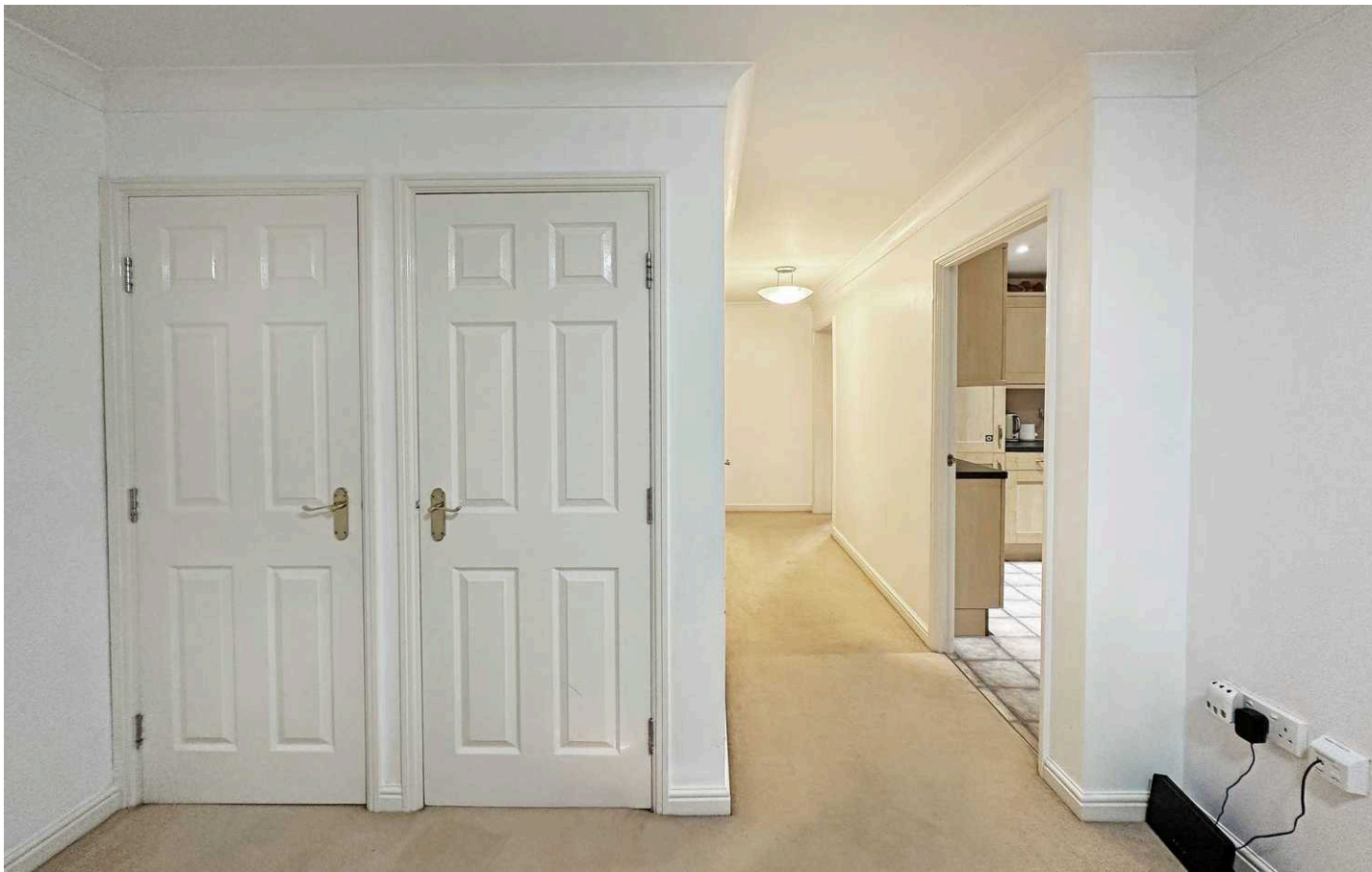




Chancel Court, Solihull

Guide Price £355,000





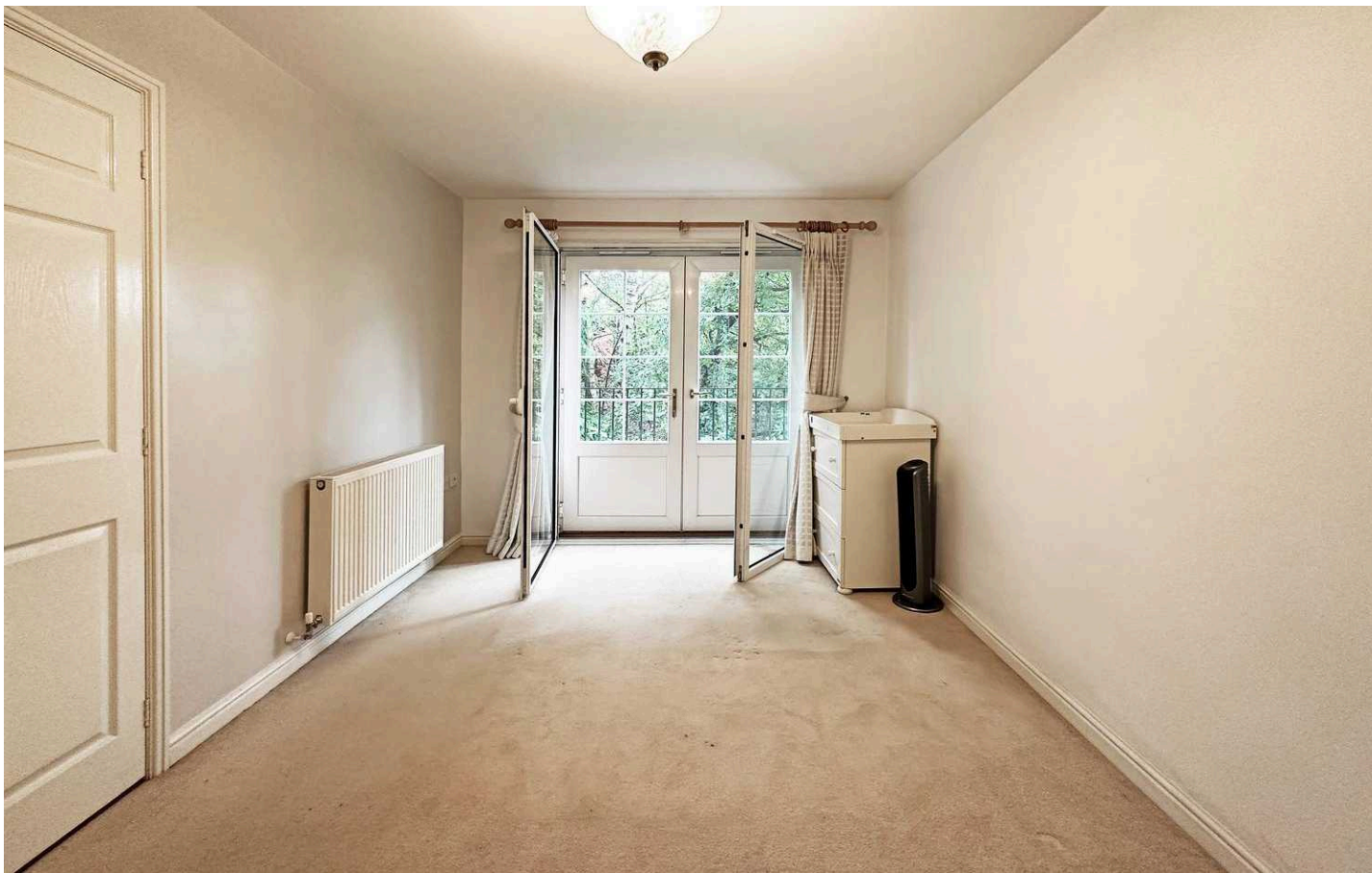
PROPERTY OVERVIEW

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.

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.



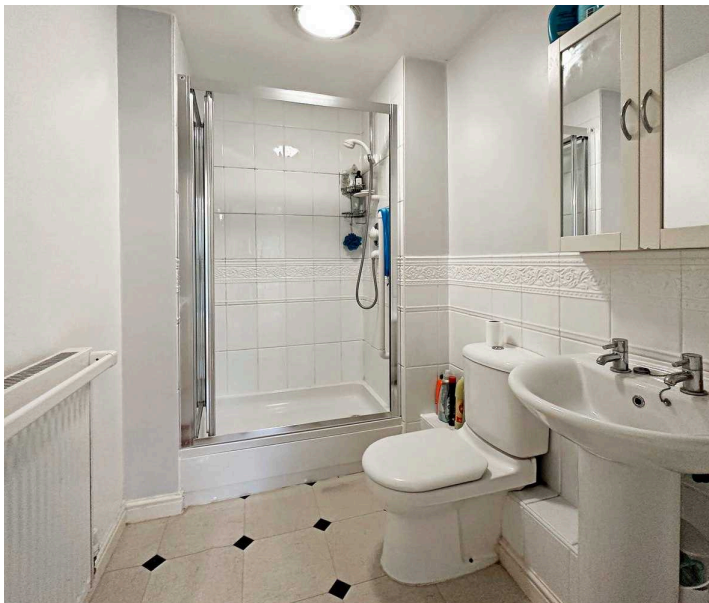


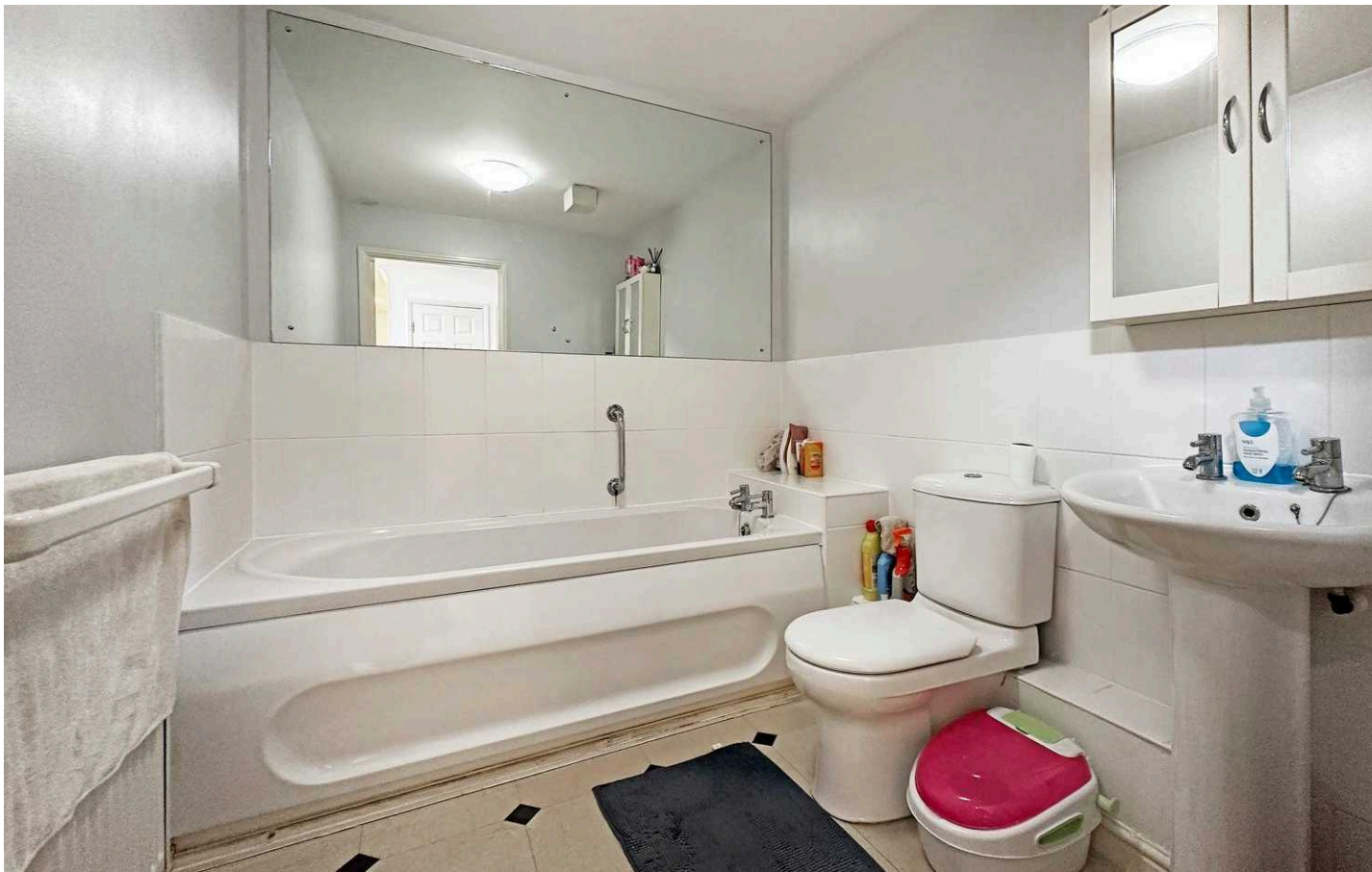
In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Leasehold

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





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)

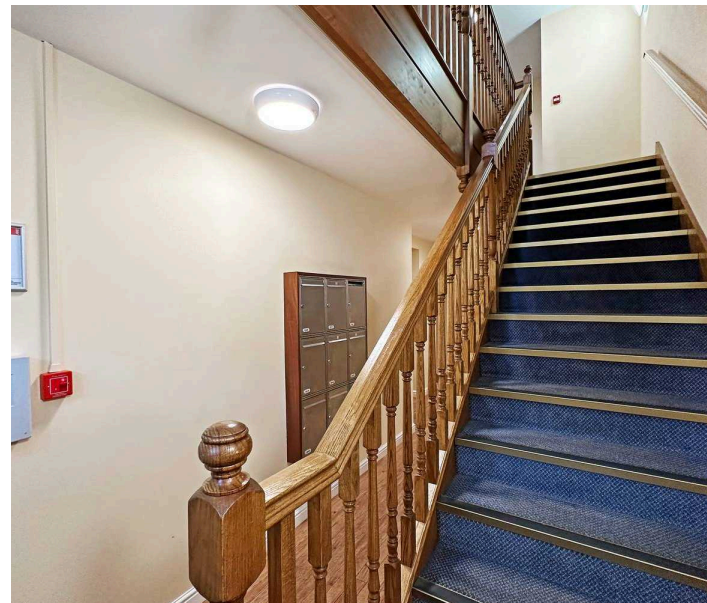
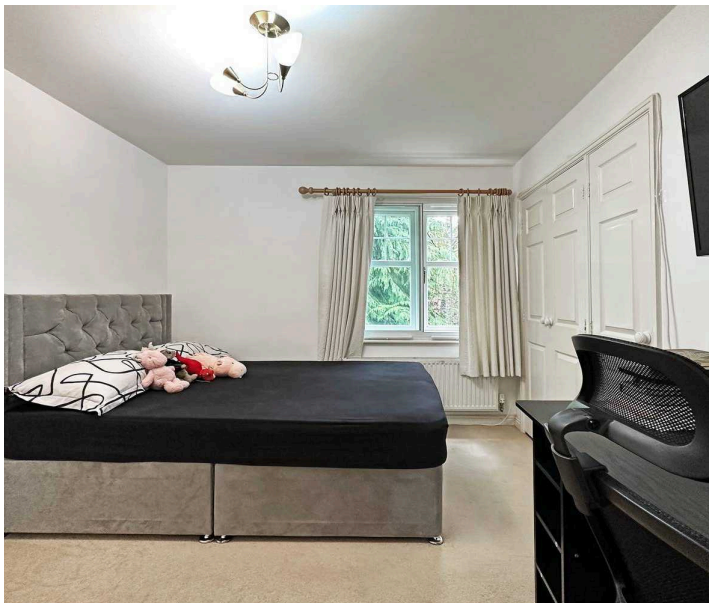
TOTAL SQUARE FOOTAGE

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

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

UNDERGROUND PARKING





ITEMS INCLUDED IN THE SALE

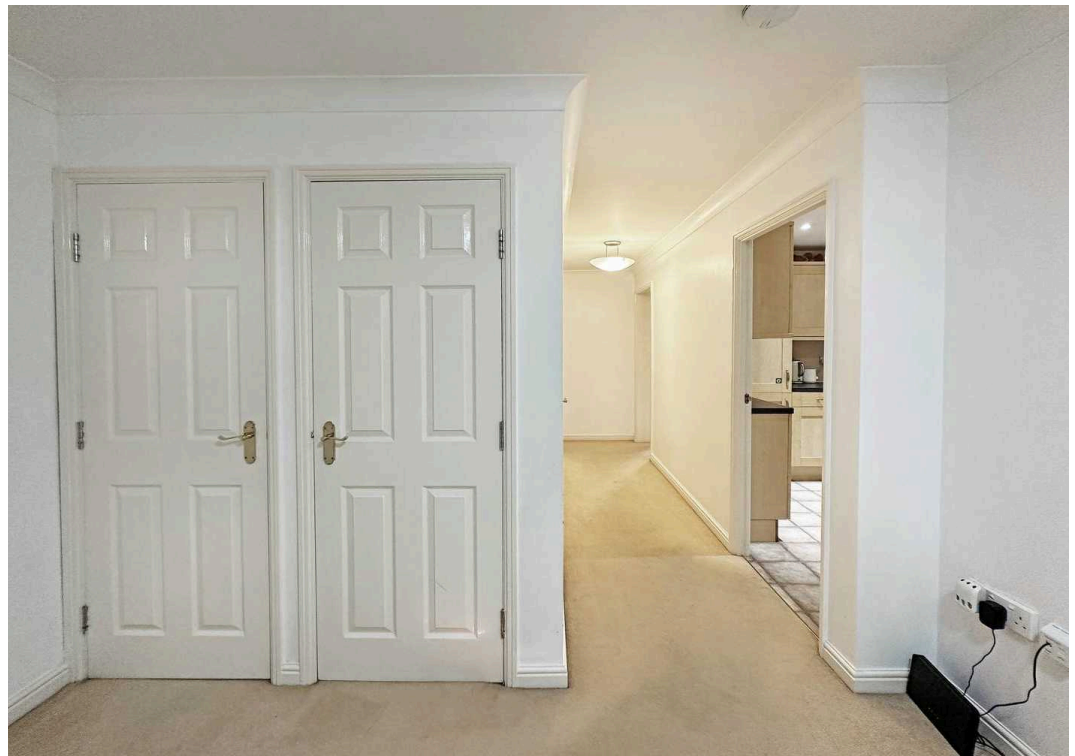
Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, all carpets, all curtains, fitted wardrobes in bedrooms one, two and three and all light fittings.

ADDITIONAL INFORMATION

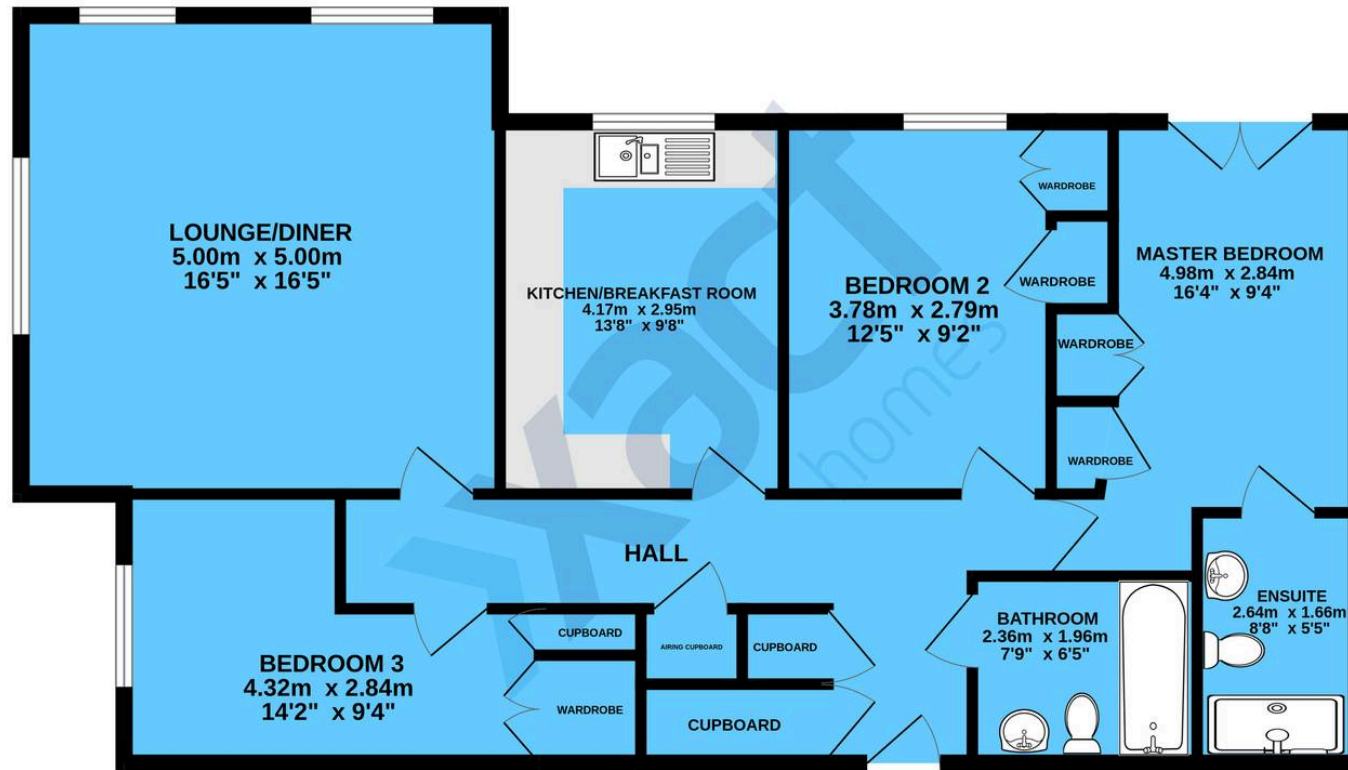
Services: water meter, mains gas, electricity and mains sewers. Broadband: Sky. Service Charge: £1941.22 pa Years Remaining: 106

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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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