



Chancel Court, Solihull

Guide Price £325,000

xact
SALES & LETTINGS





Chancel Court

Solihull | Town Centre

PROPERTY OVERVIEW

Situated within easy walking distance to Solihull Town Center a fantastic opportunity to purchase this first floor apartment offered to the market with NO UPWARD CHAIN. This property has been immaculately maintained throughout, benefits from gas central heating, double glazing and has the added attraction of three bedrooms with an en suite shower room. Chancel Court is a gated development and within five minutes walk of Solihull Town Center. The accommodation briefly comprises of: entrance hall, living room, luxury fitted kitchen, three bedrooms, en suite shower room, family bathroom, allocated parking, communal parking spaces, gated entry and a maintained garden area.

Council Tax band: E

Tenure: Leasehold

- Walking Distance To Solihull Town Center
- Three Bedroom First Floor Apartment
- No Upward Chain
- Recently Fully Refurbished Family Bathroom
- Property Is In The Current Catchment Area Of Tudor Grange Academy
- Allocated Parking And Extra Communal Parking Spaces





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.

ITEMS INCLUDED IN SALE

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

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Service charge - £2184.90 (pa). Ground rent - £150.00 (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.





ENTRANCE HALL

LIVING ROOM

16' 1" x 11' 7" (4.90m x 3.53m)

KITCHEN

10' 11" x 6' 4" (3.33m x 1.93m)

BEDROOM ONE

17' 4" x 10' 10" (5.28m x 3.30m)

EN SUITE SHOWER ROOM

BEDROOM TWO

12' 3" x 10' 0" (3.73m x 3.05m)

BEDROOM THREE

11' 7" x 10' 11" (3.53m x 3.33m)

BATHROOM

7' 8" x 6' 9" (2.34m x 2.06m)

TOTAL SQUARE FOOTAGE

Total floor area: 80.0 sq.m. = 861 sq.ft approx.

OUTSIDE THE PROPERTY

MAINTAINED GARDEN AREA

ALLOCATED PARKING

COMMUNAL PARKING SPACES

GATED ENTRY

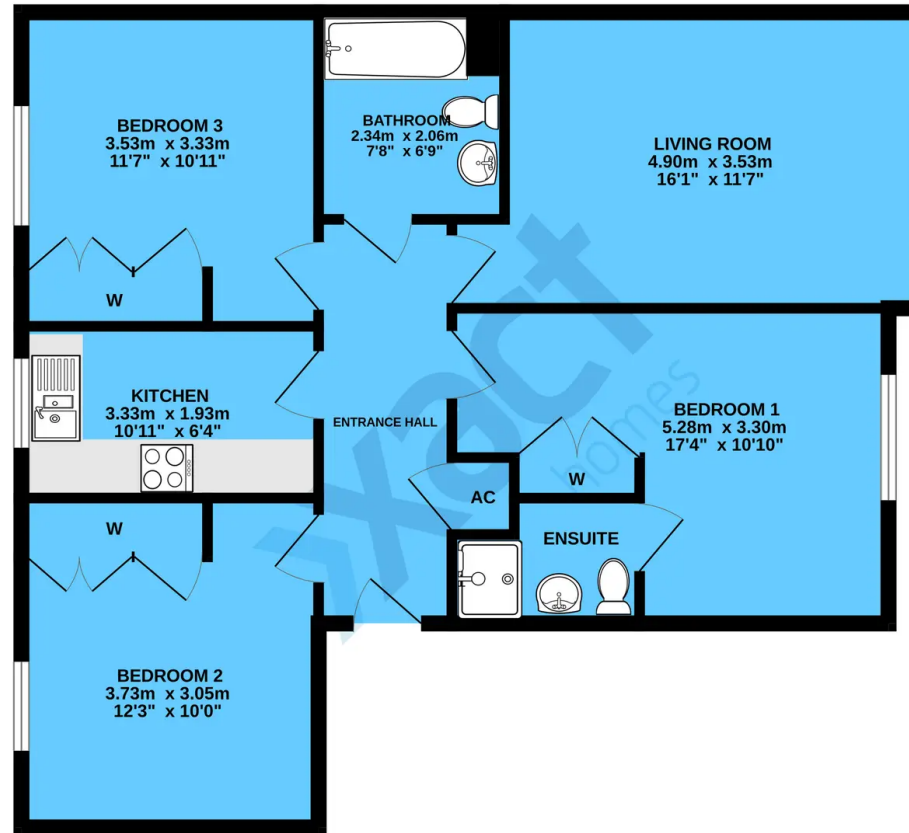


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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



1ST FLOOR



TOTAL FLOOR AREA: 80.0 sq.m. (861 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.
Made with Metroplan 62023

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

