



Chancel Court, Solihull

Offers Over £300,000





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.

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.

Council Tax band: E

Tenure: Leasehold





- Walking Distance To Solihull Town Center
- Three Bedroom First Floor Apartment
- No Upward Chain
- Spacious Living Room
- Recently Fully Refurbished En Suite Shower Room
- Recently Fully Refurbished Family Bathroom



- Property Is In The Current Catchment Area Of Tudor Grange Academy
- Allocated Parking And Extra Communal Parking Spaces



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



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).

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.

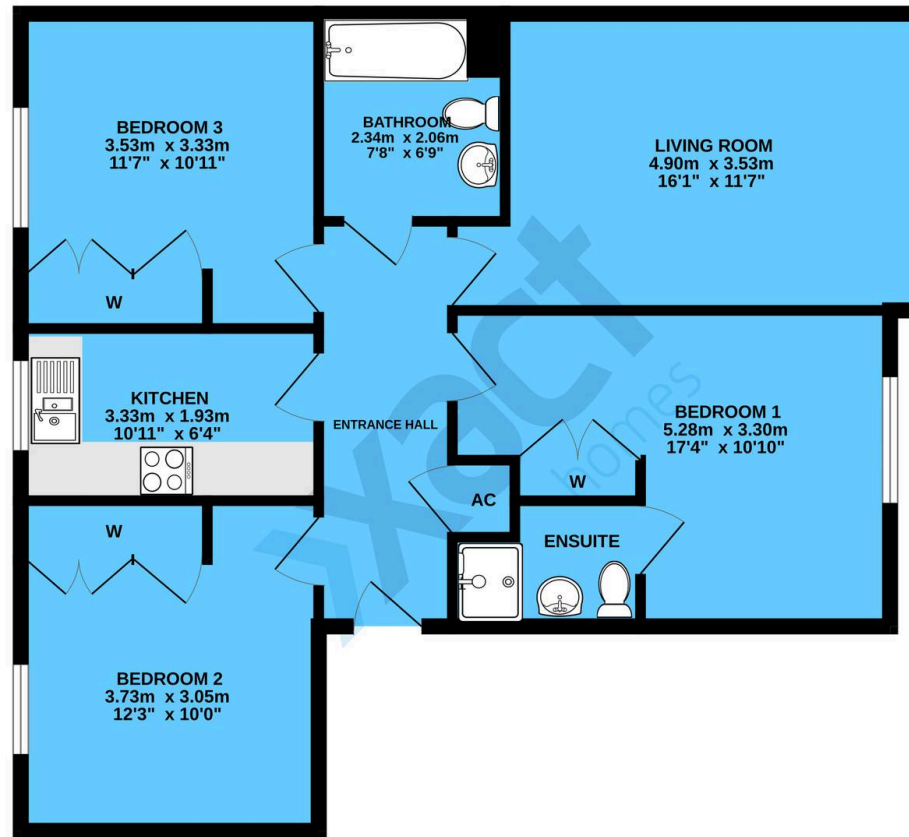
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.

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.
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