



Chelmscote Road, Solihull

Guide Price £169,950





### Property Overview

Situated on the popular Chelmscote Road development, an ideal opportunity to purchase this impressive first floor apartment which must be viewed internally to be appreciated. This apartment is offered to the market with no upward chain and benefits from gas central heating, double glazing and has the added attraction of a superb communal landscaped garden. Currently the property has approximately 50 years remaining on the lease and the accommodation briefly comprises of – communal entrance hall with staircase and lift, entrance hall, spacious 'L' shaped lounge/dining room, balcony, fitted kitchen, two double bedrooms, modern bathroom, separate WC, garage and superb communal grounds.

### 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: C

Tenure: Leasehold

- NO UPWARD CHAIN
- First Floor Spacious Apartment
- Two Double Bedrooms With Fitted Wardrobes
- 50 Years Remaining On The Lease
- Immaculately Maintained
- Large Spacious Lounge/Dining Room
- Modern Bathroom
- Balcony
- Garage

**VIA STAIRS OR LIFT**

**ENTRANCE HALL**

8' 1" x 5' 11" (2.46m x 1.80m)

**'L' SHAPED LOUNGE/DINING ROOM**

20' 7" x 20' 6" (6.27m x 6.25m)

**BALCONY**

9' 0" x 8' 6" (2.74m x 2.59m)

**STORE**

8' 6" x 4' 8" (2.59m x 1.42m)

**KITCHEN**

11' 8" x 8' 5" (3.56m x 2.57m)





## **INNER HALL**

### **WC**

4' 9" x 2' 5" (1.45m x 0.74m)

### **BEDROOM ONE**

14' 1" x 13' 6" (4.29m x 4.11m)

### **BEDROOM TWO**

11' 10" x 11' 3" (3.61m x 3.43m)

### **BATHROOM**

12' 2" x 11' 10" (3.71m x 3.61m)

### **TOTAL SQUARE FOOTAGE**

108 sq.m (1163 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

### **COMMUNAL LANDSCAPED GARDEN**

### **GARAGE**

### **ITEMS INCLUDED IN THE SALE**

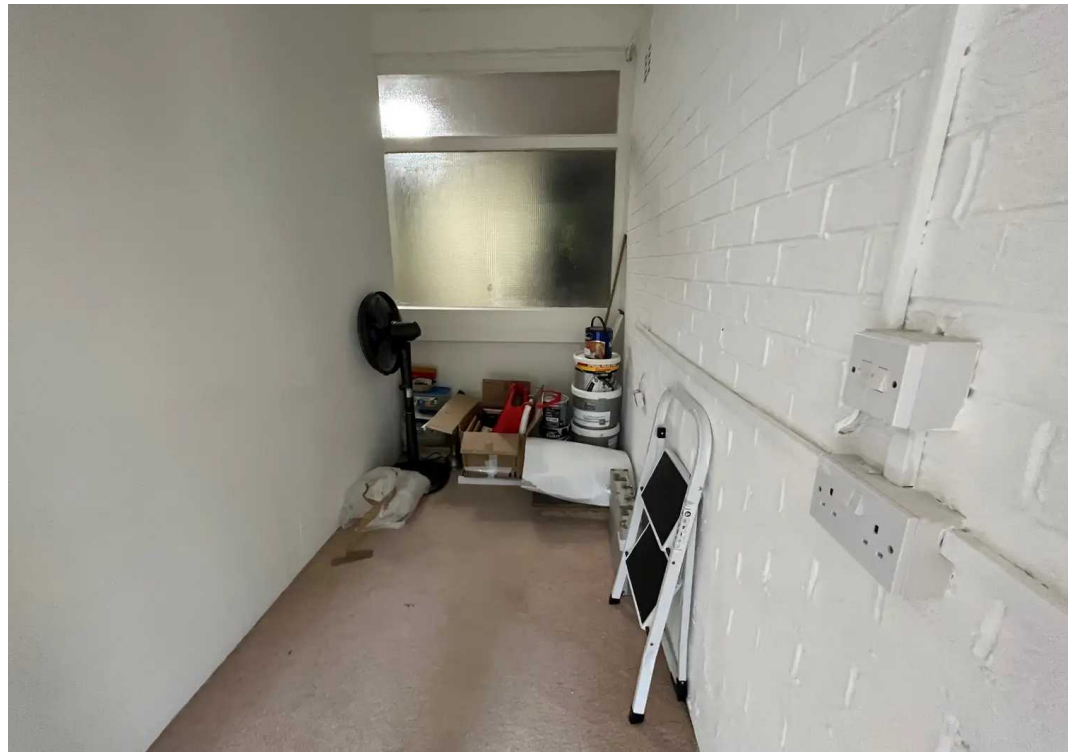
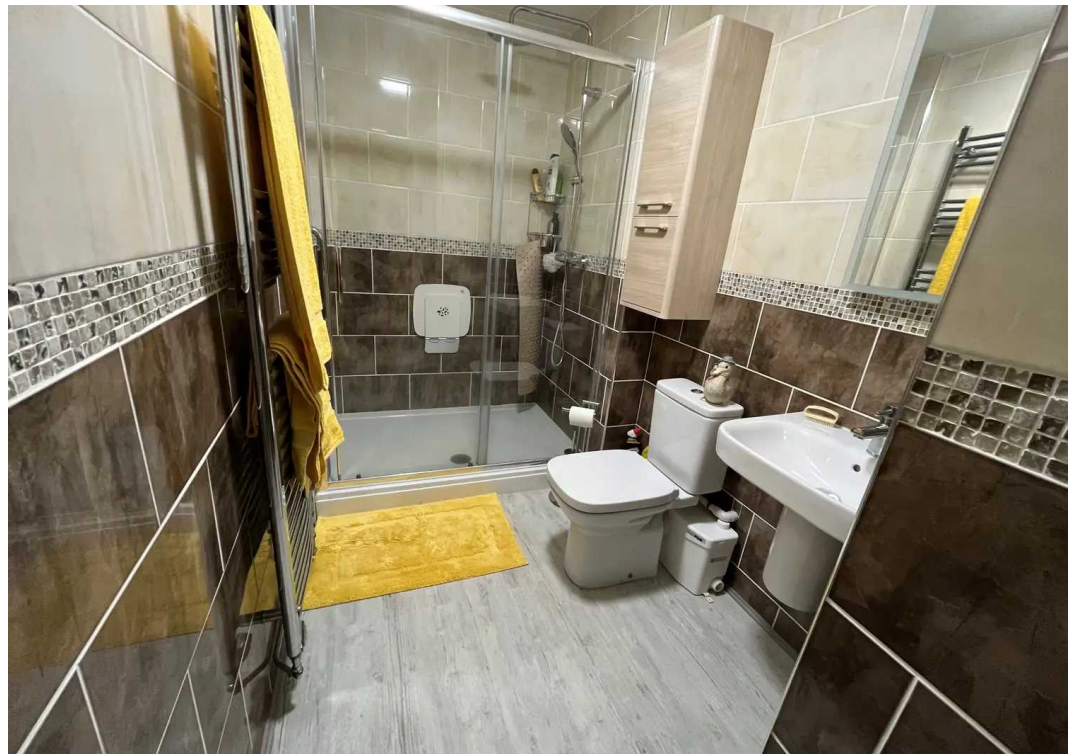
Stoves free standing cooker, Siemens extractor, Siemens dishwasher, Samsung washing machine, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

### **ADDITIONAL INFORMATION**

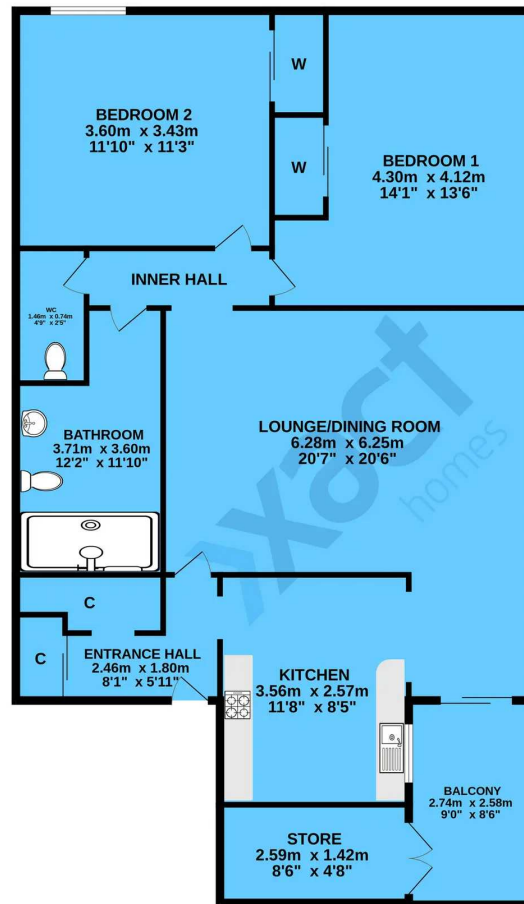
Services - water meter, mains gas, electricity and sewers. Broadband - Sky. Service charge - £1,800 pa  
Ground rent - £45 pa

### **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.



FIRST FLOOR



TOTAL FLOOR AREA : 108.0 sq.m. (1163 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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