



smarthomes

## Chancel Court

Solihull, West Midlands, B91 3DS

- A Beautifully Appointed & Spacious Penthouse Apartment
- Three Double Bedrooms
- En Suite & Family Bathroom
- Underground Parking

**Offers Over £425,000**

EPC Rating 79

Current Council Tax Band - E





## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



The property is on the second floor of a purpose built block within walking distance of Solihull Town Centre and Widney Manor train station. Access is via electronic gates leading to the immaculately kept communal grounds and ample parking. The beautifully maintained and carpeted communal hallway has stairs and lift access to all floors. Access is gained via a wooden door with spy-glass leading into



### **Entrance Hallway**

With video intercom system, corniced coving, loft access, useful storage cupboards (one housing the Potterton gas central heating boiler) and doors radiating off to

### **Lounge/Dining Room**

19' 4" x 12' 5" (5.9m x 3.8m) Large, Sunny, South Facing room with double-glazed French doors, and two windows either side, leading to a balcony. Further side aspect window with view of St Alphege Church. Two central heating radiators, corniced coving, two ceiling light points, TV aerial and electric power points.



### **Breakfast Kitchen to Side**

11' 9" x 10' 5" (3.6m x 3.2m) Being fitted with a range of wall, drawer and base units with Quartz work surfaces over, sink and drainer unit with mixer tap, integrated four ring Bosch gas hob with electric Bosch oven beneath and extractor, integrated Bosch dishwasher, integrated Bosch washing machine, integrated fridge freezer, complementary tiling to splash back areas, ceiling down lighters, tiling to floor, central heating radiator and double glazed window to side



### **Master Bedroom to Front**

18' 0" x 10' 9" (5.5m x 3.3m) With double glazed window to front elevation with secondary glazing, central heating radiator, ceiling light point, electric power points, built-in wardrobes and door through to

### **En-Suite Shower Room**

Being fitted with a three piece white suite comprising; shower cubicle with thermostatic shower and bi-folding door, low flush WC and pedestal wash hand basin, shaver socket, tiling to floor and complementary tiling to splash prone areas, central heating radiator and spot lights to ceiling



### **Bedroom Two to Side**

15' 8" x 10' 2" (4.8m x 3.1m) With double glazed window to side elevation, central heating radiator, ceiling light point, electric power points and built-in wardrobes.



### Bedroom Three to Side

11' 9" x 9' 6" (3.6m x 2.9m) With double glazed window to side elevation, central heating radiator, ceiling light point, electric power points and built-in wardrobes.

### Family Bathroom

6' 6" x 6' 10" (2.0m x 2.1m) Being fitted with a three piece white suite comprising; panelled bath, low flush WC and pedestal wash hand basin, shaver socket, extractor, ceiling light, half height tiling to majority of walls, tiled flooring, central heating radiator and ceiling light



### Communal Gardens

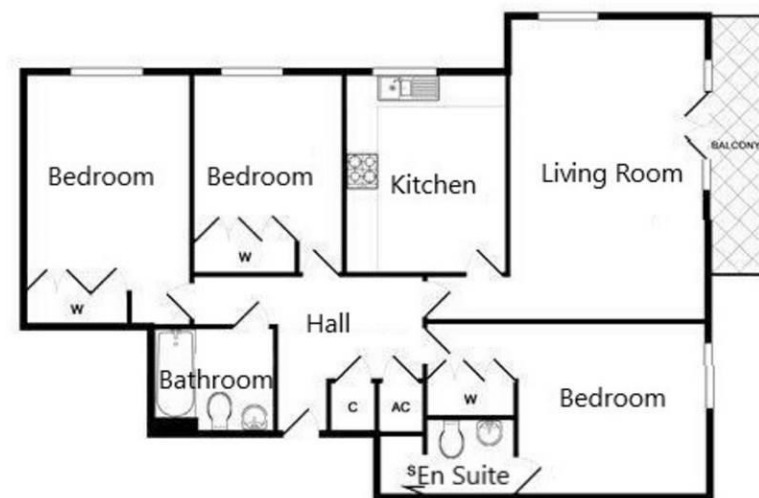
The development is surrounded by a variety of mature communal gardens.

### Parking

There is ample parking including an allocated underground parking space.

### Tenure

We are advised by the vendor that the property is leasehold with approx. TBC years remaining on the lease, a service charge of approx. £TBC per annum and a ground rent of approx. £TBC per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.