



5 NIGHTINGALE COURT, KELVEDON GROVE, SOLIHULL, B91 2UG

ASKING PRICE OF £315,000

EPC: C Council Tax Band: E



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Elegant & Spacious First Floor Apartment
- Two good size bedrooms
- Gated Exclusive Development
- Convenient Central Location
- Communal Lift
- Impressive Lounge With Balcony
- Fitted Kitchen/Dining Area
- Master Bedroom With Fitted Wardrobes



A notably spacious and elegant two bedroom 1st floor apartment, situated close to Solihull Town Centre and set within an exclusive gated development. Well appointed and benefitting from double glazing and gas central heating. The accommodation briefly comprises; Communal entrance with security intercom, stairs and lift, Reception Hall, Striking lounge with feature coal effect gas fire with marble fireplace, Good size attractive fully fitted Kitchen/Dining room with appliances, Master Bedroom with fitted wardrobes and En-Suite Shower Room/WC, 2nd Bedroom, Main Bathroom/WC. Externally: garage and parking space. Well tended grounds. Viewing is a must. No upward chain.

COMMUNAL ENTRANCE with security intercom system, stairs and lift to:

RECEPTION HALL airing cupboard, doaks cupboard

SPACIOUS LOUNGE 16' 5" x 12' 9" (5.028m x 3.89m)

feature marble fireplace with living flame gas fire, double opening doors onto a protruding balcony

DINING KITCHEN 16' 5" x 7' 9" (5.026m x 2.37m)

fully fitted with ceramic hob with extractor hood, built in oven/grill, built in fridge, freezer, washing machine area and dishwasher

MASTER BEDROOM 12' 0" x 10' 3" (3.67m x 3.125m)

good size with Juliet balcony, fitted wardrobes

EN-SUITE SHOWER ROOM/WC

BEDROOM TWO 11' 5" x 7' 1" (3.48m x 2.18m)

currently used as a dining room

BATHROOM/WC good size fitted three piece suite with shower over the bath

COMMUNAL GARDENS

PARKING SPACE

GARAGE



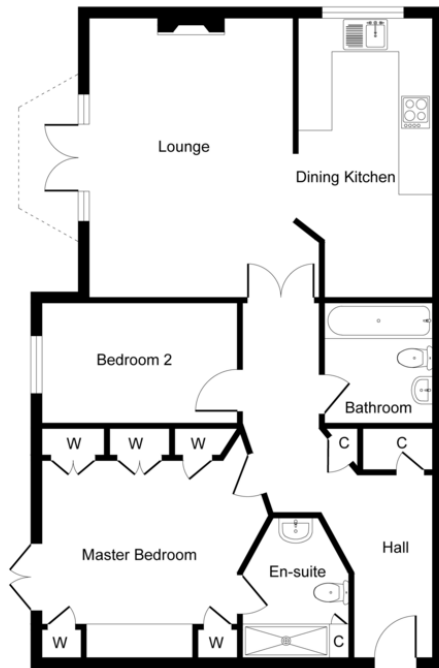
Length of Lease: 122 years (from 2024)

Service Charge: £1,910.12 pa.

Ground Rent: £905.80 pa.

Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





Approx. Gross Internal Floor Area 816 sq. ft. (75.81 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | www.houseviz.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.

Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply).

Solihull 6 The Square, Solihull, West Midlands B91 3RB
T: 0121 704 0100 E: solihull@ruxtonproperty.co.uk

www.ruxtonproperty.co.uk



rightmove Zoopla.co.uk