

**FOR SALE**



## **Fentham Court, Solihull**

**2 Bedrooms, 1 Bathroom, Flat**

**£170,000**



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- No Upward Chain
- Two Double Bedrooms
- Refitted Kitchen
- Long Lease, 146 years
- Council Tax Band B/EPC Rating E



**OVERVIEW** This deceptively spacious second floor flat, offered with No Upward Chain, is conveniently located within walking distance of Olton Railway Station. Having long lease, 146 years unexpired, the accommodation includes lounge, refitted kitchen, two double bedrooms, bathroom and single garage in communal block.

### GROUND FLOOR

**COMMUNAL ENTRANCE HALL** with security entryphone system and stairs to the upper floors.

### SECOND FLOOR

**ENTRANCE HALL** with both storage and Airing Cupboard off and electric radiator.

**LOUNGE** 16' 5" x 9' 6" (5.01m x 2.92m) with electric radiator and double glazed window.

**REFITTED KITCHEN** 11' 9" x 6' 5" (3.59m x 1.98m) being fitted with a matching range of base and wall units having roll edge work surfaces with inset single drainer sink unit and built in four plate electric hob unit with oven under and canopy extractor hood over. There is integrated fridge freezer, plumbing for washing machine and double glazed window.

**BEDROOM ONE** 15' 5" x 9' 1" (4.72m x 2.77m) having two built in double bedrooms, electric radiator and double glazed window.

**BEDROOM TWO** 10' 9" x 9' 2" (3.29m x 2.81m) with built in double wardrobe, double glazed window and electric radiator.

**BATHROOM** being part tiled and fitted with panelled bath having electric shower unit over, pedestal wash



hand basin, low level w.c., electric towel rail and obscure double glazed window.


#### OUTSIDE

**SINGLE GARAGE** situated in communal block.

**TENURE** We are advised by the vendor that the property is **LEASEHOLD** having approximately 146 years unexpired with a peppercorn ground rent and current annual service charge of £1500. (subject to verification by your solicitor).



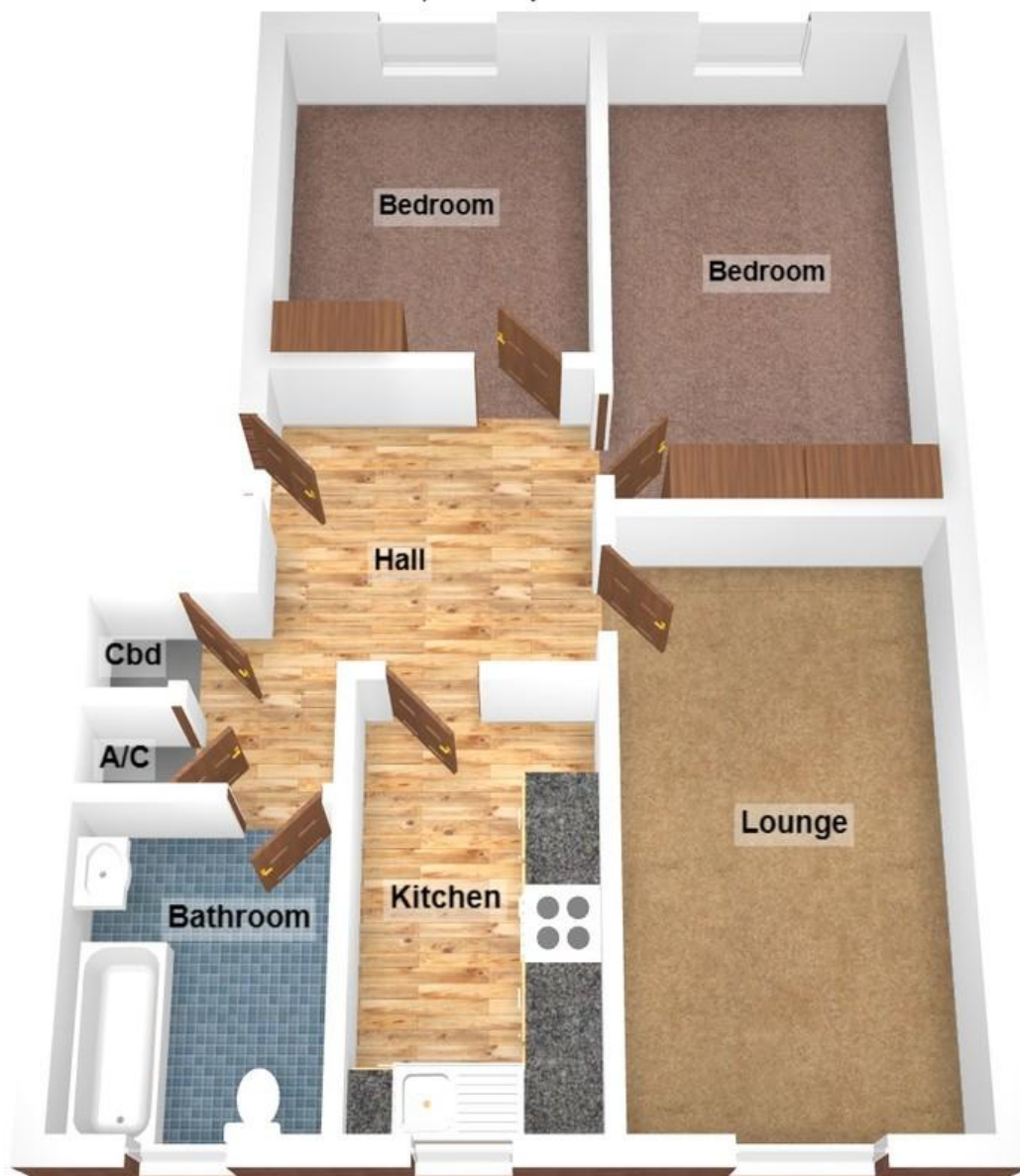


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	41	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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For Illustration Purposes Only Not to Scale



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.