



Danielle Court, Manor Road

Solihull, B91 2BH

- A Spacious Two Bedroom Top Floor Apartment
- Spacious Lounge Diner & Breakfast Kitchen
- En-Suite Shower Room & Bathroom
- Prime Location Within Walking Distance To Solihull Town Centre

£250,000

EPC Rating '69'





Property Description

Danielle Court is situated in a prime location on the edge of Solihull Town centre which offers an excellent choice of shopping facilities including Touchwood, John Lewis department store and Waitrose. Solihull Train Station is within walking distance where commuter services operate to Birmingham City Centre and London Marylebone. There is easy road access to the NEC & Resorts World, M42 motorway and Birmingham International Airport and Train Station.



The apartment is one of only 9 apartments in the development and requires some modernisation to appreciate its full potential. Access is gained via Manor Road through electric gates leading into the residents parking areas. A communal entrance door with intercom security system leads through to a communal hallway with this apartment being situated on the top floor with entrance door leading into

Spacious Entrance Hall

With radiator, intercom entry phone, built in store cupboard with shelved unit and separate store cupboard



Dual Aspect Lounge Dining Room

17' 0" x 16' 0" max (5.18m x 4.88m) With UPVC double glazed windows to side and rear elevations, Adams style fireplace with marble hearth and back drop, radiator and serving hatch to kitchen

Breakfast Kitchen

13' 7" x 7' 10" min (4.14m x 2.39m) Being fitted with a range of oak fronted base, wall and drawer units with work surface incorporating sink and drainer unit with mixer tap, four ring gas hob, built in Neff electric oven and grill, space and plumbing for washing machine, fridge and freezer, UPVC double glazed window to side elevation, fitted breakfast bar, radiator and tiled splashbacks



Bedroom One

15' 0" x 10' 4" up to wardrobes (4.57m x 3.15m) With UPVC double glazed window overlooking communal gardens, radiator, fitted wardrobes with mirror fronted doors and door leading into

En-Suite Shower Room

8' 0" x 4' 6" (2.44m x 1.37m) Being fitted with a three piece white suite comprising double shower cubicle with Triton T80si electric shower, low flush WC and pedestal wash hand basin, UPVC double glazed window to side and radiator





Bedroom Two

10' 3" x 9' 9" to wardrobes (3.12m x 2.97m)
With UPVC double glazed window to side elevation, radiator and fitted wardrobes with sliding mirror fronted doors

Bathroom

9' 7" x 7' 2" (2.92m x 2.18m) Being fitted with a four piece white suite comprising panelled bath, bidet, low flush WC and vanity wash hand basin, frosted UPVC double glazed window to side elevation, ceramic tiled splashbacks and radiator

Garage

The garage is the last garage on the right hand side with up and over garage door, there are resident parking spaces and well tended communal gardens being mainly lawned with well stocked flower shrubbery beds, mature trees and fenced boundaires

Tenure

We are advised by the vendor that the property is leasehold with a share of the freehold. The lease currently has approx. 64 years remaining however the freehold company are in the process of extending the lease to 999 years. There is a service charge of approx. £1598 per annum and a ground rent of £60 per annum but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		