



smarthomes

## Fentham Court

Ulverley Crescent, Solihull, B92 8BD

- A Beautifully Presented Ground Floor Apartment
- One Bedroom With Fitted Wardrobes
- Attractive Lounge, Breakfast Kitchen & Shower Room
- No Upward Chain, Secured Parking & Garage

**£155,500**

EPC Rating '32'







## Property Description

Conveniently situated with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. Olton Railway Station is situated at the end of St Bernards Road from where the commuter service provides access to Birmingham City Centre and in the opposite direction to London Marylebone via Solihull Railway Station. There is a wide selection of shops along the A41 Warwick Road including the popular Dovehouse Parade and an excellent choice of shops can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store.



The property is accessed via Ulverley Crescent from a driveway with security barrier giving access to a communal car park and garages with lawned fore garden and paved pathway leading to communal entrance with intercom security system giving access to communal hallway and this ground floor apartment with part glazed entrance door leading through to

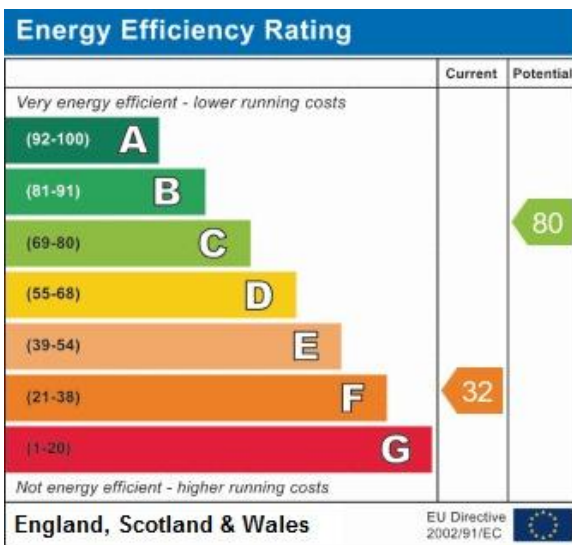


### Hallway

With intercom entry phone, useful storage cupboard, airing cupboard, laminate flooring and doors leading off to

### Attractive Lounge to Front

13' 10" x 12' 0" (4.22m x 3.66m) With UPVC double glazed window to front elevation, electric heater, fire surround with electric fire and ceiling light point



### Breakfast Kitchen

13' 5" x 7' 5" (4.09m x 2.26m) Being fitted with a range of wall, drawer and base units, roll top work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring electric hob with extractor canopy over, inset electric oven, space and plumbing for dishwasher and washing machine, space for tumble dryer and fridge freezer, electric heater, space for breakfast table and UPVC double glazed window to side

### Bedroom to Front

13' 7" x 8' 10" (4.14m x 2.69m) With UPVC double glazed window to front elevation, ceiling light point, fitted wardrobes with sliding doors and electric heater

### Shower Room to Front

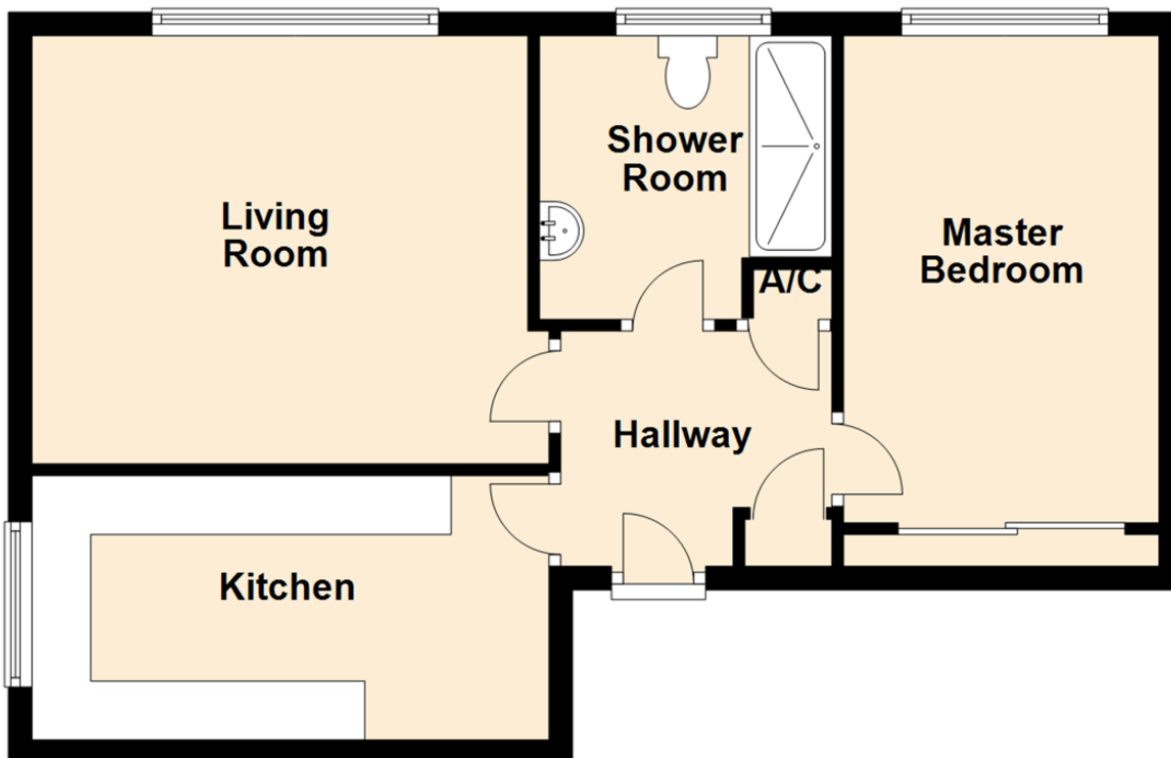
Being fitted with a three piece white suite comprising double shower cubicle with thermostatic shower and sliding door, low flush WC and pedestal wash hand basin, obscure UPVC double glazed window to front, electric heater and ceramic tiling to walls and floor

### Outside

The property benefits from a garage in a separate block with up and over garage door and the communal gardens are well maintained with flower shrubbery borders and areas of laid lawn

### Tenure

We are advised by the vendor that the property is leasehold with approx. 140 years remaining on the lease, a service charge of approx. £1,320 per annum and a ground rent of approx. £52 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements