



Chancel Court, Solihull

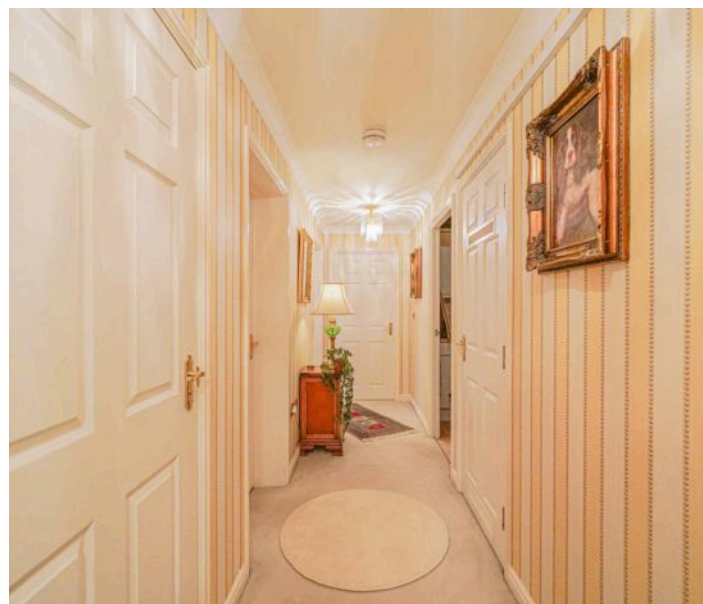
Offers Over £230,000





PROPERTY OVERVIEW

Nestled in the heart of Solihull within a secure gated community, this two bedroom apartment offers a harmonious blend of contemporary living and convenience with the added benefit of no upward chain. Boasting a prime location, residents are greeted with easy access to all local amenities and the bustling town centre, ensuring a lifestyle of utmost convenience and connectivity. Upon entering the property, residents are greeted by a welcoming atmosphere enhanced by an abundance of natural light flooding in, showcasing the thoughtfully designed living space. The impressive living / dining room serves as the focal point of the home, exuding charm and character with its dual aspect positioning and feature fireplace, providing a perfect setting for both relaxation and entertainment. The well-appointed fitted kitchen offers ample work surfaces, catering to the demands of modern living. Two generously sized bedrooms are found within the apartment, including a principal bedroom complete with fitted wardrobes and an en-suite bathroom for added comfort and privacy. The second bedroom offers versatility for guests or as a home office space. A family bathroom serves the remainder of the apartment with functionality and style.



Residents can enjoy the convenience of lift access to all floors, along with the added security of a secure intercom system for peace of mind. Off-road parking is provided for residents, ensuring hassle-free parking arrangements. For those seeking a touch of nature, communal gardens provide a serene outdoor space to relax and unwind. Whether you're a professional seeking a chic urban retreat or a couple looking to downsize without compromising on style, this property caters to a multitude of needs. With its sought-after location and well-designed living spaces, this apartment presents an unparalleled opportunity to experience the best of Solihull living. Schedule a viewing today and secure your spot in this thriving community.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: D

Tenure: Leasehold



- Delightful Two Bedroom Apartment
- No Upward Chain
- Walking Distance To Town Center
- Abundance Of Natural Light Throughout
- Secure Gated Development
- Lift Access To All Floors
- Dual Aspect Living / Dining Room
- Fitted Kitchen
- Principal Bedroom With Ensuite
- Off Road Parking & Communal Gardens

HALLWAY

LIVING / DINING ROOM

17' 1" x 12' 8" (5.20m x 3.85m)

KITCHEN

9' 6" x 7' 1" (2.90m x 2.15m)

PRINCIPAL BEDROOM

15' 9" x 14' 9" (4.81m x 4.50m)

ENSUITE

8' 10" x 6' 1" (2.70m x 1.85m)

BEDROOM TWO

11' 2" x 10' 0" (3.40m x 3.05m)

BATHROOM

7' 1" x 6' 1" (2.15m x 1.85m)

TOTAL SQUARE FOOTAGE

Total floor area: 72.0 sq.m. = 775 sq.ft. approx.

COMMUNAL GARDENS

OFF ROAD PARKING

ITEMS INCLUDED IN THE SALE

Bosch oven, hob, extractor, fridge freezer and dishwasher, Indesit washing machine, all carpets, curtains, blinds and light fittings, fitted wardrobes in both bedrooms and CCTV.



ADDITIONAL INFORMATION

Services - Mains electricity and water on a meter.
Service Charge - £2407.72 pa. Ground Rent - £150.00 pa.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

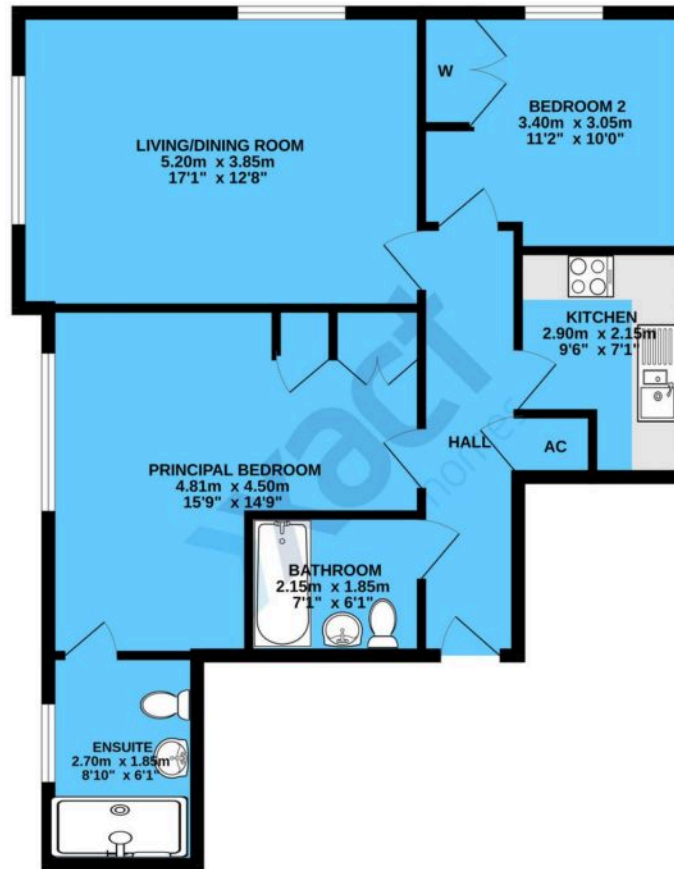
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



TOTAL FLOOR AREA: 72.0 sq.m. (775 sq.ft.) approx.

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