



Chelmscote Road, Solihull

Guide Price £220,000





PROPERTY OVERVIEW

Situated on a tranquil road enveloped by serene communal gardens, this delightful two-bedroom, second-floor apartment enjoys a peaceful setting with no upward chain and lift access to all floors. The property boasts a well-designed layout, starting with a welcoming entrance hallway offering ample storage solutions. The highlight of this residence is the sizeable open-plan kitchen and dining area flooded with natural light, perfect for entertaining. The fitted kitchen provides functionality and style, while a balcony offers excellent views. Two generously-sized bedrooms and a family bathroom complete the accommodation.

Further benefits of this property include resident's parking and a single garage. Residents will also have the pleasure of indulging in the stunning communal gardens featuring a charming pond, enhancing the overall appeal of the development. With its convenient location and modern amenities, this apartment presents a fantastic opportunity for those seeking a comfortable and low-maintenance lifestyle.



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: C

Tenure: Leasehold

- Two Bedroom Second Floor Apartment
- NO UPWARD CHAIN
- Set In Delightful Communal Gardens With Pond
- Lift Access To All Floors
- Residents Parking & Large Garage
- Spacious Living / Dining Room
- Fitted Kitchen & Balcony With Excellent Views
- Two Bedrooms & Family Bathroom
- Ideal For First-Time Buyers Or Investors



ENTRANCE HALL

LOUNGE / DINING ROOM

20' 6" x 19' 10" (6.25m x 6.05m)

KITCHEN

11' 6" x 8' 6" (3.50m x 2.60m)

BALCONY

19' 8" x 9' 2" (6.00m x 2.80m)

BEDROOM ONE

14' 1" x 12' 0" (4.30m x 3.65m)

BEDROOM TWO

13' 11" x 10' 10" (4.25m x 3.30m)

BATHROOM

12' 2" x 5' 9" (3.70m x 1.75m)

WC

5' 0" x 3' 0" (1.52m x 0.91m)

TOTAL SQUARE FOOTAGE

86.9 sq.m (935 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

COMMUNAL GARDENS

ITEMS INCLUDED IN THE SALE

Leisure cooker, extractor, Hotpoint fridge freezer and Bosch washing machine, Keter storage bunker in garage, all carpets, curtains, blinds and light fittings, fitted wardrobes in bedroom one.





ADDITIONAL INFORMATION

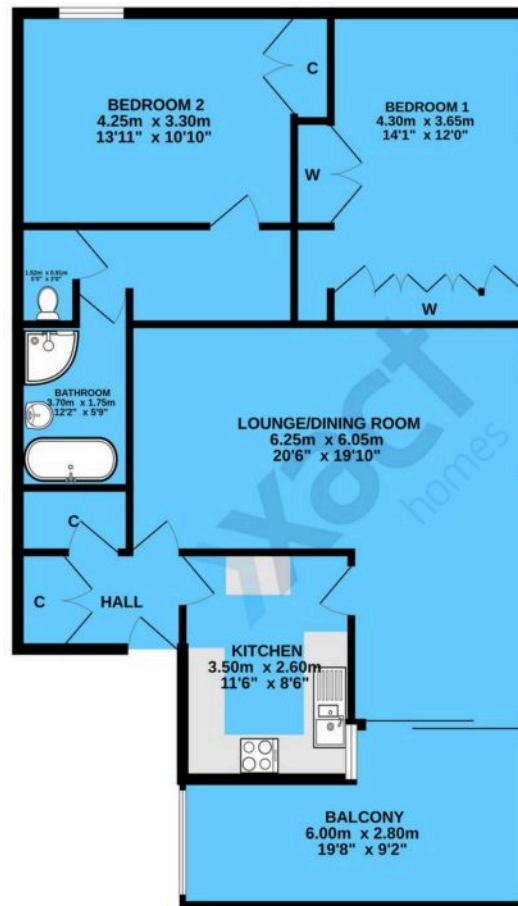
Services - mains electricity and sewers. Service charge - £2,305.00 pa. Ground rent - £0 pa.

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: 86.9 sq.m. (935 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 misstatement. 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.
Made with Metropix 12005.

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

