



Chelmscote Road, Solihull

Guide Price £200,000





## PROPERTY OVERVIEW

Set within a serene and well-maintained development, this two-bedroom apartment presents an excellent opportunity for both first-time buyers and seasoned investors alike, boasting a unique blend of comfort and convenience. This property offers the rare advantage of NO UPWARD CHAIN, making it an attractive option for those looking to move swiftly. In addition, downsizers will appreciate the ease of living here, with lift access to all floors and a generously sized tandem garage providing secure parking making it perfect for a lock up and leave. Accessible via a spacious entrance hallway, the apartment opens to reveal a bright and airy living room, flooded with natural light that creates a welcoming ambience. The fitted kitchen flows into a versatile dining area, offering a practical layout for every-day living. The dining area seamlessly connects to a spacious balcony, perfect for al fresco dining or simply enjoying the tranquil surroundings.





The two spacious double bedrooms provide ample space for relaxation, with the principal bedroom benefiting from fitted storage for added convenience. A family bathroom and separate toilet complete the accommodation, ensuring practicality meets comfort. Residents will also benefit from parking (on a first come, first served basis) as well as a tandem garage, providing ample space for additional storage needs. Outside, this property shines with its delightful communal gardens, meticulously landscaped to create a picturesque setting for residents to enjoy. The green spaces offer a peaceful retreat from the hustle and bustle of daily life, perfect for unwinding amidst nature's beauty. Whether indulging in a leisurely stroll or simply basking in the serenity of the surroundings, the gardens provide a tranquil escape right at your doorstep.

#### 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





- Spacious Two Bedroom Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers, Investors Or Downsizers
- Set Within Well Maintained Communal Gardens
- Lift Access To All Floors
- Spacious Living Room
- Excellent Balcony
- Two Double Bedrooms
- Residents Parking & Tandem Garage

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

19' 9" x 12' 0" (6.02m x 3.66m)

#### **BALCONY**

8' 9" x 8' 5" (2.67m x 2.57m)

#### **KITCHEN**

11' 10" x 8' 4" (3.61m x 2.54m)

#### **DINING AREA**

10' 1" x 8' 4" (3.07m x 2.54m)

#### **INNER HALL**

#### **PRINCIPAL BEDROOM**

14' 4" x 11' 11" (4.37m x 3.63m)

#### **BEDROOM TWO**

12' 1" x 11' 1" (3.68m x 3.38m)

#### **SHOWER ROOM**

10' 1" x 5' 9" (3.07m x 1.75m)

#### **SEPARATE WC**

#### **TOTAL SQUARE FOOTAGE**

85.1 sq.m (916 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

**PARKING (ON A FIRST COME, FIRST SERVED BASIS)**

**TANDEM GARAGE**



## COMMUNAL GARDENS

### ITEMS INCLUDED IN THE SALE

Free-standing cooker, kitchen extractor, integrated fridge, integrated freezer, free-standing fridge/freezer, integrated dishwasher, washer/dryer, all carpets, all curtains, all blinds, all light fittings (except bedside and floor standing lamps) and fitted wardrobes in two bedrooms.

### ADDITIONAL INFORMATION

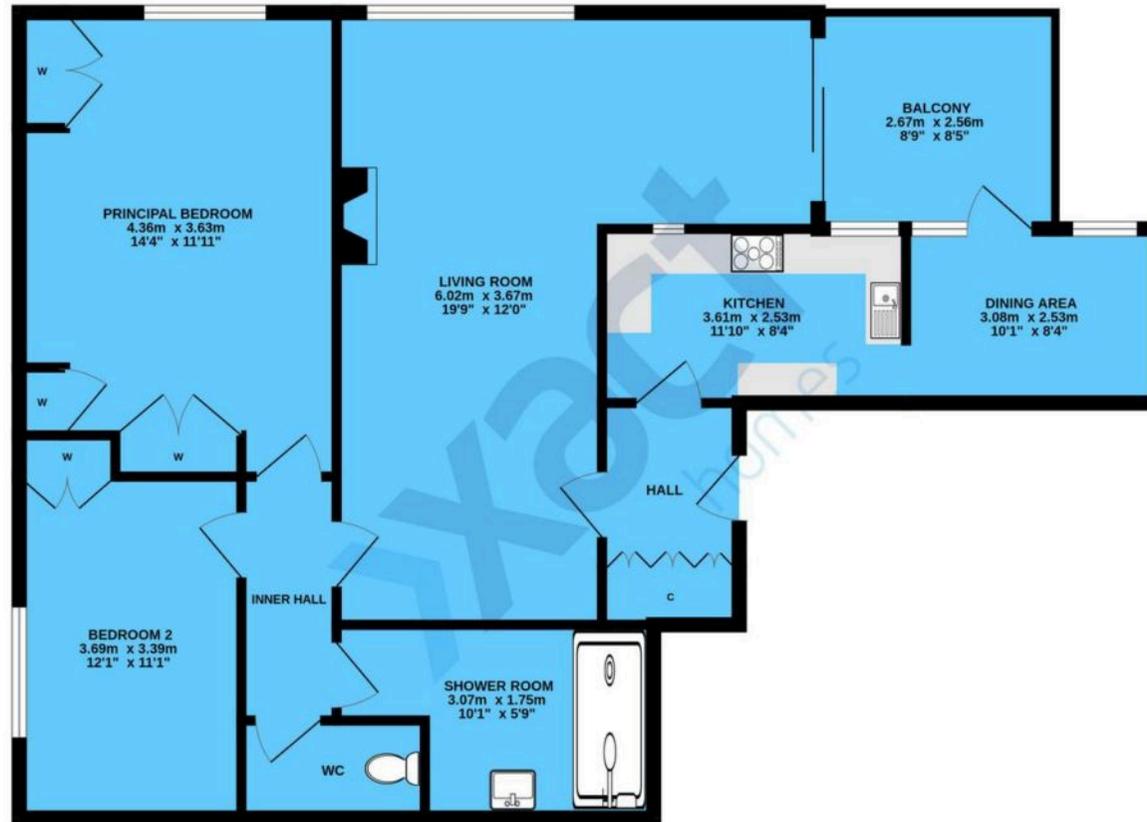
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet). Service charge - £2305 pa. Ground rent - nil.

### 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.



# APARTMENT



TOTAL FLOOR AREA : 85.1 sq.m. (916 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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## Xact Homes

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