



Chancel Court, Solihull

Guide Price £265,000





PROPERTY OVERVIEW

This two-bedroom apartment is situated within a secure gated development in the heart of Solihull, offering a convenient and vibrant lifestyle. With all local amenities, shops, and transport links within walking distance, this property is an ideal choice for first-time buyers or downsizers. The entrance hallway provides ample storage leading into an open plan living and dining room filled with natural light. A fitted kitchen, two double bedrooms, a principal bedroom with an en-suite, and a family bathroom complete the accommodation. Elevator access to all floors, well-maintained communal gardens, and two secure parking spaces including one allocated underground to add to the convenience and desirability of this home.

Outside, residents can enjoy peaceful communal gardens and the reassurance of allocated parking in the secure underground car park. Whether relaxing in the greenery or coming and going with ease, the outdoor space of this property enhances the quality of living experience for its occupants.





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

- Spacious Two Bedroom Apartment
- Located In The Heart Of Solihull
- Walking Distance To All Local Amenities
- Ideal For First-Time Buyers Or Downsizers
- Open Plan Living / Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom & En-Suite
- Two Secure Parking Spaces Incl. One Allocated Underground
- Lift Access To All Floors





HALLWAY

LIVING / DINING ROOM

18' 9" x 11' 2" (5.72m x 3.41m)

KITCHEN

11' 1" x 7' 11" (3.39m x 2.41m)

BEDROOM ONE

15' 3" x 8' 10" (4.64m x 2.69m)

ENSUITE

7' 9" x 4' 9" (2.37m x 1.45m)

BEDROOM TWO

10' 8" x 8' 10" (3.24m x 2.69m)

BATHROOM

6' 11" x 6' 4" (2.11m x 1.93m)

TOTAL SQUARE FOOTAGE

Total floor area: 64.8 sq.m. = 698 sq.ft. approx.

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

TWO SECURE PARKING SPACES

Including one allocated underground



ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, dishwasher and washer/dryer, all curtains, blinds and light fittings and fitted wardrobes in both bedrooms.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.

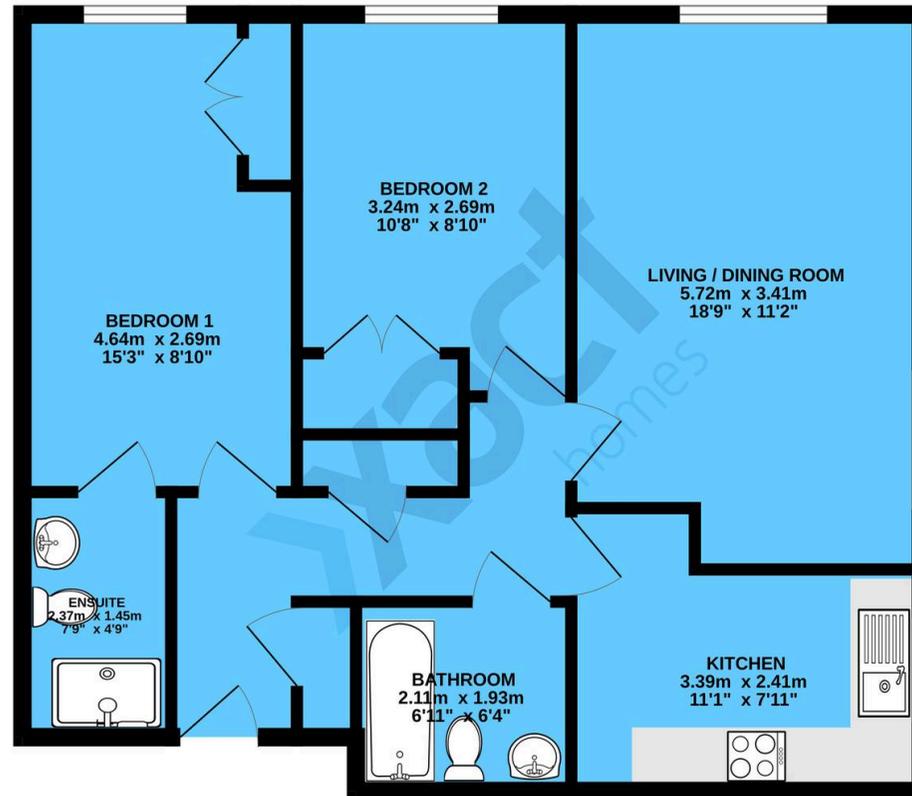
Broadband - Not known. Ground rent - £150 (pa).

Service charge - £2,512.00 (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: 64.8 sq.m. (698 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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