



## Chancel Court, Solihull

Guide Price £260,000







## PROPERTY OVERVIEW

Located in the heart of Solihull, this beautifully presented two bedroom apartment offers a harmonious blend of comfort and convenience. Ideal for first-time buyers, investors, or downsizers, this property provides a great opportunity for a lock-up-and-leave lifestyle.

Nestled within a well-maintained secure gated development, this residence boasts proximity to all local amenities and transport links, making daily errands and commuting a breeze. As you step inside, you are greeted by an entrance hallway that offers ample storage space, ensuring a clutter-free living environment.

The spacious dual aspect living / dining room bathes in natural light, creating a warm and inviting ambience. Adjacent to the living area, the immaculate fitted kitchen is equipped with integrated appliances, perfect for preparing delicious meals while entertaining guests.

The apartment features two bedrooms, both benefitting from fitted wardrobes and each offering a unique purpose. The large principal bedroom boasts its own en-suite shower room, providing a private sanctuary for relaxation. The second bedroom offers versatility, catering to various needs such as a snug or a home office, adapting to your lifestyle effortlessly.







Completing the living quarters is a large family bathroom, adding an extra touch of comfort to the space. For added convenience, lift access is available to all floors within the development.

Included with the property is allocated parking in a secure underground car park, ensuring your vehicle is safely housed.

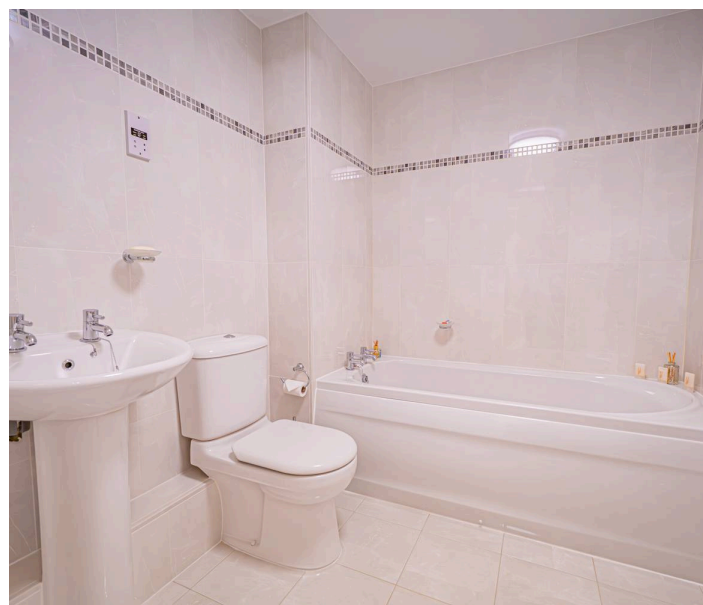
Whether you are seeking a new home or an investment opportunity, this apartment in Solihull presents a seamless combination of modern living and practicality. Don't miss the chance to make this property your own and experience the epitome of contemporary living in this vibrant locale.

#### 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







- Two Bedroom First Floor Apartment
- Walking Distance To All Local Amenities & Transport Links
- Ideal For First-Time Buyers, Investors & Downsizers
- Immaculately Presented Throughout
- Large Dual Aspect Living / Dining Room
- Fitted Kitchen
- Two Spacious Bedrooms
- Family Bathroom & En-Suite
- Allocated Parking Space & Secure Gated Entrance
- Lift Access To All Floors





#### **ENTRANCE HALLWAY**

#### **KITCHEN**

10' 4" x 7' 6" (3.14m x 2.28m)

#### **LIVING / DINING ROOM**

16' 8" x 15' 1" (5.08m x 4.59m)

#### **PRINCIPAL BEDROOM**

13' 1" x 12' 1" (4.00m x 3.68m)

#### **ENSUITE**

8' 11" x 5' 1" (2.71m x 1.56m)

#### **BEDROOM TWO**

15' 1" x 9' 6" (4.59m x 2.89m)

#### **BATHROOM**

7' 6" x 6' 4" (2.28m x 1.94m)

#### **TOTAL SQUARE FOOTAGE**

84.2 sq.m (906 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

**SECURE GATED ALLOCATED PARKING SPACE**





#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washer/dryer, all carpets, all blinds, some light fittings and fitted wardrobes in both bedrooms.

#### **ADDITIONAL INFORMATION**

Services – direct mains water (with water meter) and sewers. Broadband – ADSL copper wire. Service charge – £2,512.44 pa. Ground rent – £50.00 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.

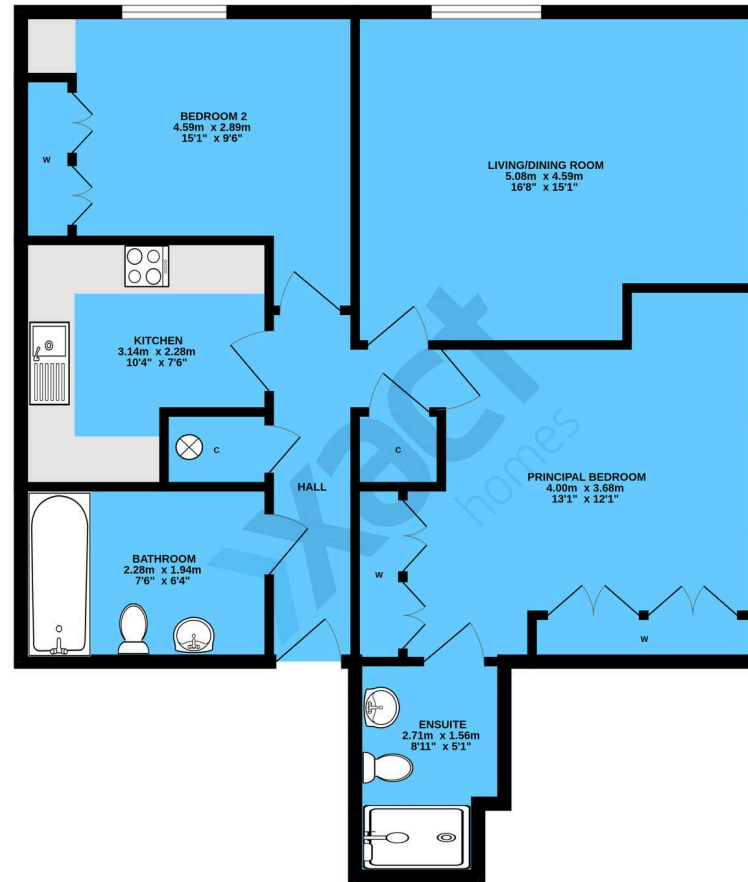
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



# 1ST FLOOR



TOTAL FLOOR AREA: 84.2 sq.m. (906 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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