



## Chancel Court, Solihull

Guide Price £210,000







## PROPERTY OVERVIEW

Situated within easy walking distance of Solihull town centre, an ideal opportunity to purchase this well-presented second floor apartment located within a gated complex. The apartment has been well maintained and benefits from gas central heating, double glazing and the added attraction of a spacious open-plan lounge/kitchen/diner. Originally the show flat for the development, the apartment was selected for its particularly appealing layout and prime position within the block.

The accommodation briefly comprises a communal entrance hall with staircase and lift (conveniently located close to the apartment and providing direct access to the secure underground parking), reception hall, open-plan lounge/kitchen/diner, two double bedrooms and a bathroom.

Further benefits include a dedicated loft space, recently renovated communal corridors, secure underground parking along with two designated visitor parking areas, and well-maintained communal gardens. The maintenance charges cover a wide range of services, contributing to the high standard of upkeep throughout the development.





## 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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Leasehold

- Walking Distance To Solihull Town Centre
- Second Floor Apartment
- No Upward Chain
- Originally The Show Flat For The Development With An Appealing Layout & Prime Position Within The Block
- Dedicated Loft Space
- Gated Entrance
- Open Plan Lounge/Kitchen/Diner
- Secure Underground Parking With Direct Lift Access
- Well-Maintained Communal Grounds
- The Maintenance Charges Cover A Comprehensive Range Of Services
- Early Viewing Essential





**VIA THE STAIRS & LIFT**

## **SECOND FLOOR**

### **ENTRANCE HALL**

17' 11" x 5' 0" (5.46m x 1.52m)

### **OPEN PLAN LOUNGE/KITCHEN/DINER**

21' 7" x 19' 11" (6.59m x 6.08m)

### **BEDROOM ONE**

15' 8" x 15' 7" (4.78m x 4.76m)

### **BEDROOM TWO**

15' 9" x 8' 7" (4.79m x 2.62m)

### **BATHROOM**

7' 8" x 6' 6" (2.33m x 1.97m)

## **OUTSIDE THE PROPERTY**

### **COMMUNAL GARDENS**

### **ONE ALLOCATED UNDERGROUND PARKING SPACE**

### **ADDITIONAL AREAS FOR VISITOR PARKING**





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

Oven, hob, extractor, integrated fridge/freezer, washer/dryer and dishwasher.

#### **ADDITIONAL INFORMATION**

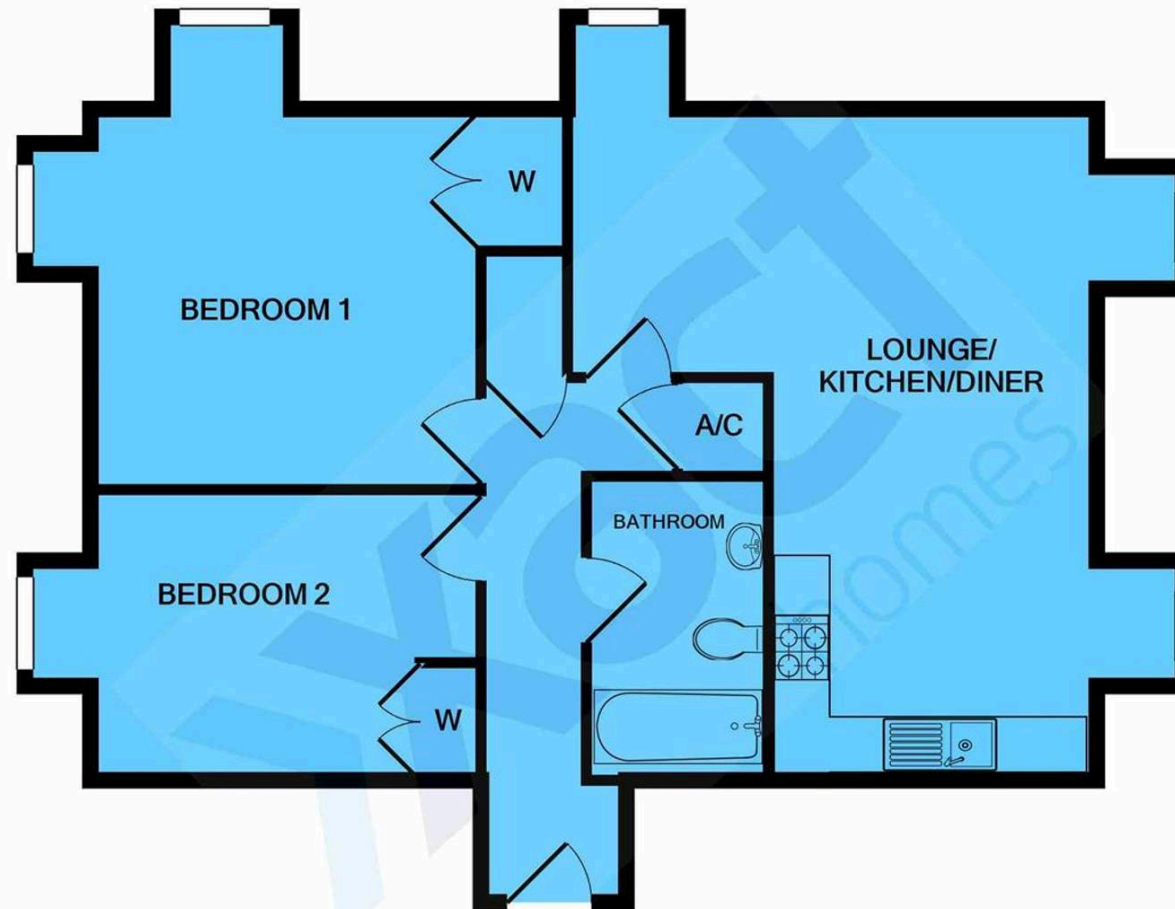
Services - Mains gas, electricity and water on a meter.

Service Charge - £2,551.14 pa. Ground Rent - £150 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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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