



Chelmscote Road, Solihull

Guide Price £250,000





PROPERTY OVERVIEW

This recently refurbished two bedroom second floor apartment is offered to the market with no upward chain, making it an ideal opportunity for both first-time buyers and investors. The property is exceptionally well presented throughout, featuring a modern finish and an abundance of natural light that enhances the sense of space.

Access to all floors is provided by a lift, ensuring convenience for all residents. The welcoming entrance hallway offers ample storage space, perfect for coats, shoes, and everyday essentials. The heart of the home is the open-plan living and dining room, which benefits from excellent views and generous natural light. This space features a brand new media wall and opens directly onto a private balcony, ideal for relaxing or entertaining. The fitted kitchen is equipped with integrated appliances, providing a sleek and functional area for cooking and dining.

Both bedrooms are generously sized and include fitted wardrobes, ensuring plenty of storage. The family shower room is complemented by a separate toilet, offering practicality for busy households.

Additional features include a garage that provides ample storage and additional parking, as well as dedicated parking spaces for residents.





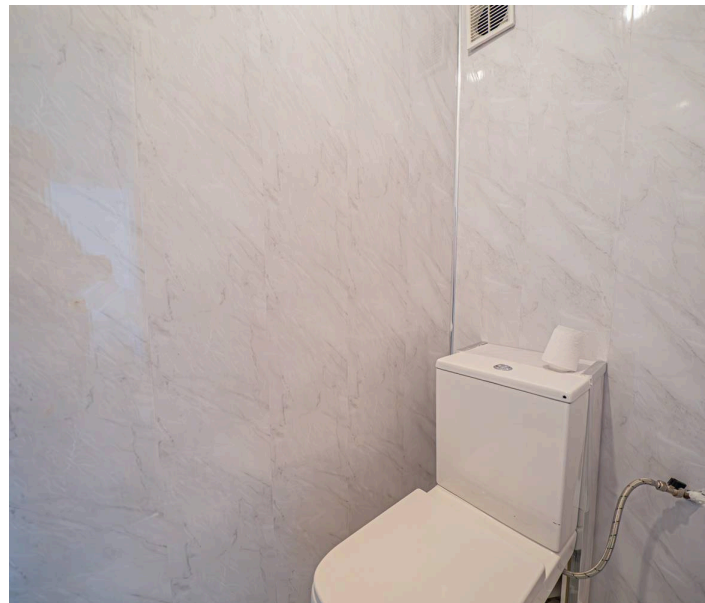
The apartment is surrounded by beautifully maintained communal gardens, creating a peaceful and attractive setting for residents to enjoy. These landscaped areas offer the perfect place to unwind, take a stroll, or enjoy time outdoors with friends and family. The private balcony, accessible from the main living area, provides a further opportunity to enjoy the fresh air and pleasant views over the gardens.

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



- Refurbished Two Bedroom Apartment
- NO UPWARD CHAIN
- Surrounded By Beautifully Maintained Communal Gardens
- Ideal For First-Time Buyers, Investors Or Downsizers
- Private Balcony With Excellent Views
- Two Double Bedrooms With Fitted Storage
- Garage & Residents' Parking
- Close To All Local Amenities & Transport Links



ENTRANCE HALLWAY

LIVING / DINING ROOM

19' 9" x 11' 11" (6.01m x 3.63m)

KITCHEN

11' 8" x 8' 7" (3.55m x 2.61m)

PRINCIPAL BEDROOM

14' 2" x 11' 10" (4.32m x 3.61m)

BEDROOM TWO

11' 6" x 10' 11" (3.51m x 3.33m)

SHOWER ROOM

8' 3" x 5' 7" (2.52m x 1.69m)

WC

TOTAL SQUARE FOOTAGE

87.0 sq.m (939 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

RESIDENTS' PARKING

PRIVATE BALCONY

17' 1" x 8' 8" (5.21m x 2.65m)

COMMUNAL GARDENS



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, all carpets, all light fittings and fitted wardrobes.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – cable. Service charge – £2,400.00 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.

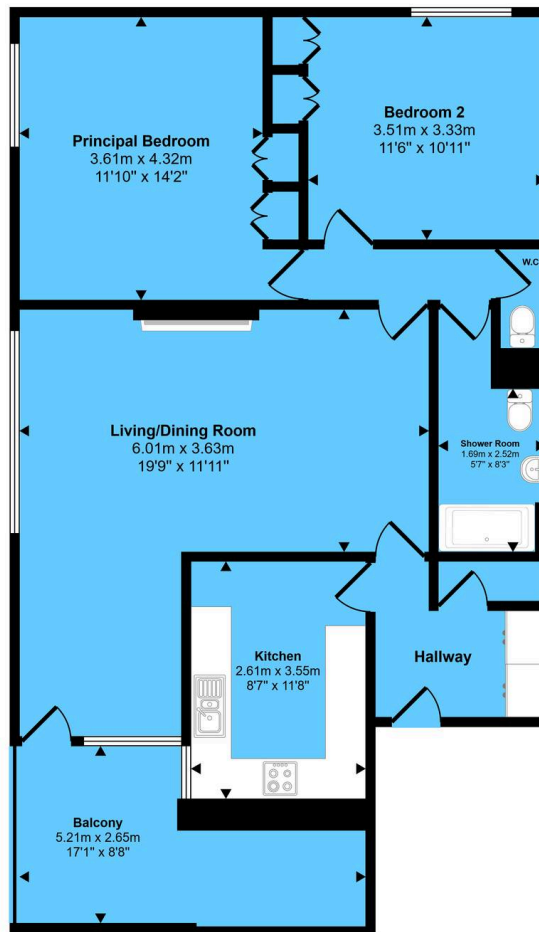
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



Approx Gross Internal Area
87 sq m / 939 sq ft



Second Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

6 The Square, Solihull - B91 3RB

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

