



Chancel Court, Solihull

Guide Price £265,000





PROPERTY OVERVIEW

This immaculately maintained two-bedroom ground floor apartment is ideally positioned within easy walking distance of Solihull Town Centre, offering a rare combination of convenience and modern comfort. Upon entering the communal entrance hall, residents and guests are greeted by a well-kept environment. The apartment itself is thoughtfully designed to maximise space and natural light, creating a welcoming and airy atmosphere throughout. The heart of the home is a spacious lounge/dining room, perfect for relaxing or entertaining, with generous proportions allowing for versatile furniture arrangements. The kitchen is well-appointed with integrated fixtures and ample storage, catering to every-day living with style and practicality. Bedroom one benefits from a private ensuite shower room, providing a touch of luxury and convenience, while the second bedroom offers excellent versatility, easily serving as a guest room, home office or hobby space to suit your needs. A contemporary family bathroom further enhances the property's appeal. Large windows in every room ensure an abundance of natural light, creating a bright and uplifting environment from morning until evening.



Additional highlights include a designated parking space, providing peace of mind for residents and visitors alike. This apartment is ideally suited to professionals, downsizers or those seeking a secure and low-maintenance home in a prime location. Early viewing is highly recommended to appreciate the quality and lifestyle on offer.

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 Ground Floor Apartment
- Easy Walking Distance To Solihull Town Centre
- Immaculately Maintained Throughout
- Communal Entrance Hall
- Spacious Lounge/Dining Room
- Ensuite Shower Room
- Parking Space

ENTRANCE HALL

KITCHEN

9' 6" x 6' 11" (2.90m x 2.12m)

LOUNGE/DINING ROOM

19' 0" x 14' 6" (5.80m x 4.43m)

BEDROOM ONE

15' 11" x 10' 2" (4.84m x 3.11m)

ENSUITE

8' 2" x 4' 8" (2.49m x 1.42m)

BEDROOM TWO

11' 2" x 9' 11" (3.41m x 3.03m)

BATHROOM

7' 11" x 6' 4" (2.41m x 1.94m)

TOTAL SQUARE FOOTAGE

74.5 sq.m (802 sq.ft) approx.

OUTSIDE THE PROPERTY

DESIGNATED PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Fridge/freezer, Dishwasher, Washing machine, All carpets, curtains, blinds and light fittings.



ADDITIONAL INFORMATION

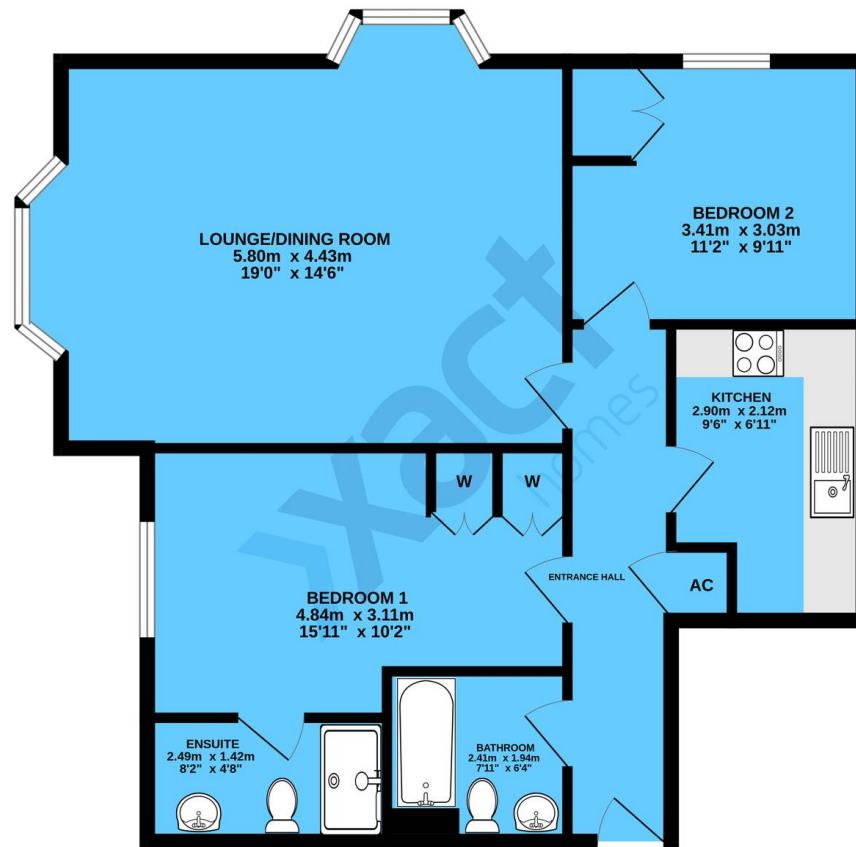
Services – mains gas, electricity and sewers.
Broadband – FTTP (fibre to the premises). Service charge – £2,551.14 pa. Ground rent – £150 pa.

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.



GROUND FLOOR
74.5 sq.m. (802 sq.ft.) approx.



TOTAL FLOOR AREA: 74.5 sq.m. (802 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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