



Deerhurst Court, Solihull

Guide Price £165,000





PROPERTY OVERVIEW

This delightful ground floor retirement apartment is offered with no upward chain and is perfectly positioned in the heart of Solihull. Situated within easy walking distance of local amenities and excellent transport links, the property provides both convenience and comfort for its residents. Upon entry, a welcoming entrance hallway with ample storage space leads to a spacious living and dining room, which benefits from an abundance of natural light throughout the day. The fitted kitchen is equipped with integrated appliances and generous storage. The large principal bedroom features fitted wardrobes, while the versatile second bedroom can be adapted to suit your needs, whether as a guest room, study, or hobby space. The family bathroom is thoughtfully designed with both a walk-in shower and a separate bath, offering flexibility and ease of use. Additional features include shared parking for residents, well-maintained communal areas, and the reassurance of 24-hour on-site staff. The development also boasts an active social community, providing opportunities for residents to engage in a variety of activities and events.



Outside, the apartment is set within attractively landscaped communal grounds that are meticulously maintained throughout the year. These gardens provide a peaceful setting for residents to relax, socialise, or enjoy a gentle stroll. There is ample seating available in shaded and sunny spots, allowing for comfortable outdoor enjoyment regardless of the season. The grounds are designed with accessibility in mind, featuring level pathways and well-tended planting beds that add colour and interest. Shared parking is conveniently located for residents and their visitors, ensuring ease of access at all times. The surrounding area offers further green spaces and parks within a short walk, enhancing the appeal of the location for those who appreciate nature. Overall, the outside space complements the apartment's inviting interior, creating a welcoming and secure environment for retirement living in one of Solihull's most sought-after settings.

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



- Two Bedroom Ground Floor Apartment
- Easy Walking Distance To Solihull Town Centre
- On-Site Manager
- Abundance Of Natural Light Throughout
- Living Room & Dining Room
- Fitted Kitchen
- Communal Parking & Gardens
- Ample Storage Space
- Early Viewing Essential

ENTRANCE HALLWAY

LIVING & DINING ROOM

10' 0" x 20' 3" (3.04m x 6.18m)

KITCHEN

7' 7" x 11' 4" (2.32m x 3.46m)

PRINCIPAL BEDROOM

9' 6" x 10' 8" (2.90m x 3.24m)

BEDROOM TWO

8' 9" x 10' 3" (2.66m x 3.13m)

BATHROOM

7' 3" x 6' 9" (2.21m x 2.06m)

TOTAL SQUARE FOOTAGE

71.0 sq.m (760 sq.ft) approx.

OUTSIDE THE PROPERTY

PARKING

Apartment is entitled to one parking space - people park wherever they please

COMMUNAL GARDENS

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Fridge/Freezer, Washing machine and All carpets, curtains, Blinds and light fittings.



ADDITIONAL INFORMATION

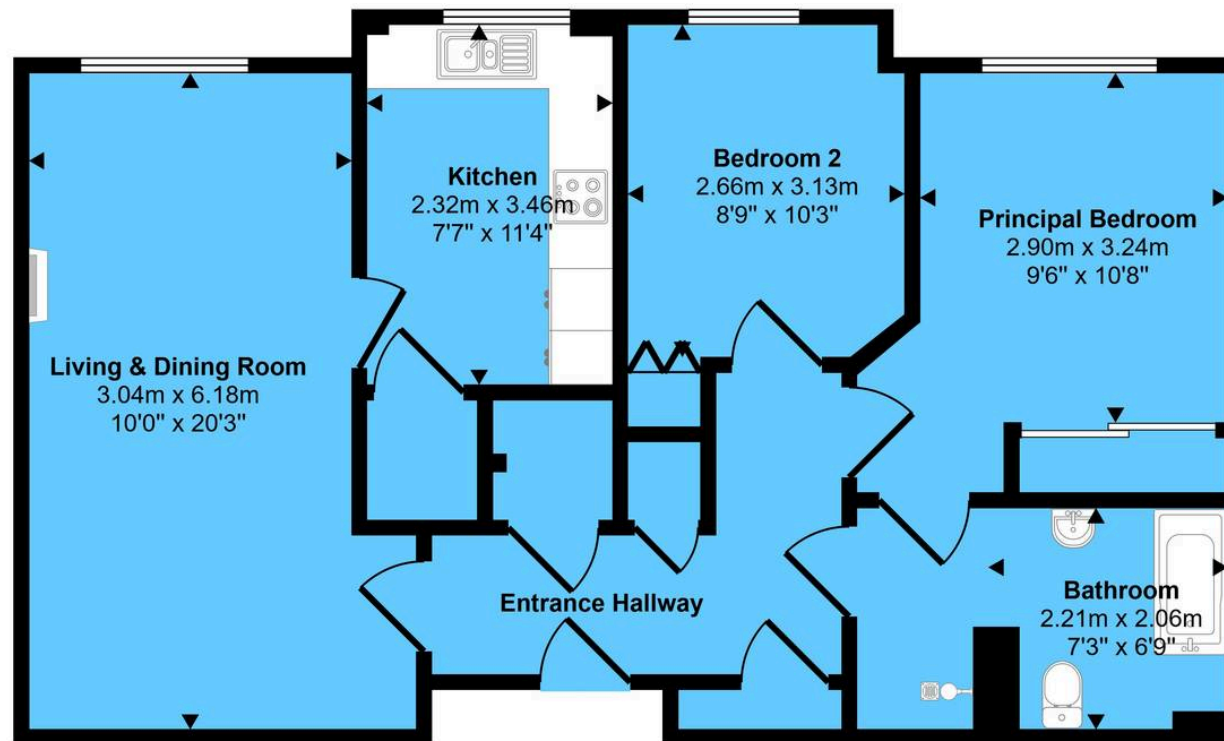
Services – mains gas, electricity and sewers.
Broadband – ADSL copper wire. Service charge –
£10,004.64 pa. Ground rent – nil.

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
71 sq m / 760 sq ft



Floorplan

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.

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