



Offers Over £100,000

Plane Grove, Chelmsley Wood, Solihull, B37 7QJ

** IMMACULATE THROUGHOUT ** SHOW HOME STYLE ** ONE BEDROOM ** NO CHAIN **

DO NOT MISS OUT ON THIS AMAZING ONE BEDROOM FIRST FLOOR FLAT. If you are looking for a property which requires NO WORK then this is definitely the one for you. The property has been modernised and re-furnished throughout to a VERY HIGH STANDARD. The property has communal areas surrounding which include a front garden, SECURE fob/intercom entrance area, communal hallway and a communal rear garden area housing the PRIVATE STORAGE SHED. Once inside the private door to this property you have a STUNNING PENTHOUSE STYLE FLAT consisting of an entrance hallway, L-shaped lounge/dining room, kitchen, bathroom and bedroom, all presented stunningly and to a show home standard. Energy Efficiency Rating:- Awaiting

Approach

The property has communal gardens surrounding with a fence perimeter and access gate divide giving access to the paved pathway to the secure fob or intercom access door.

Communal Entrance Hallway

Stairs rising to the first floor, secure access door to the rear giving access to the communal rear garden area where the private sheds are housed for each property. This area is very well maintained and gives access to the first floor landing with a window to the front and rear, and the private entrance door into:-

Private Entrance Hallway

Storage cupboard housing the utility meters as you enter to the left, Oak design flooring, decorating partly panelled walls with a dado style finish. Loft access via the hatch area, radiator, and doors to:-

Bedroom

14'5" x 9'6" (4.39m x 2.90m)

This is the first room to the left as you enter the property. Two double glazed windows to the front, and a radiator.

Bathroom

6'7" x 5'8" (2.01m x 1.73m)

This is the first room you come to on your right as you enter the property. Suite comprised of a decorative deep bath with panelling to the side, mixer tap over and an electric glass fronted design shower unit with an ornate shower head over. Low flush WC and a pedestal wash hand basin with a mixer tap over. White brick design tiling to the walls, wood effect flooring, ladder style chrome effect radiator to the wall and a double glazed window to the rear

Kitchen

10'6" x 5'8" (3.20m x 1.73m)

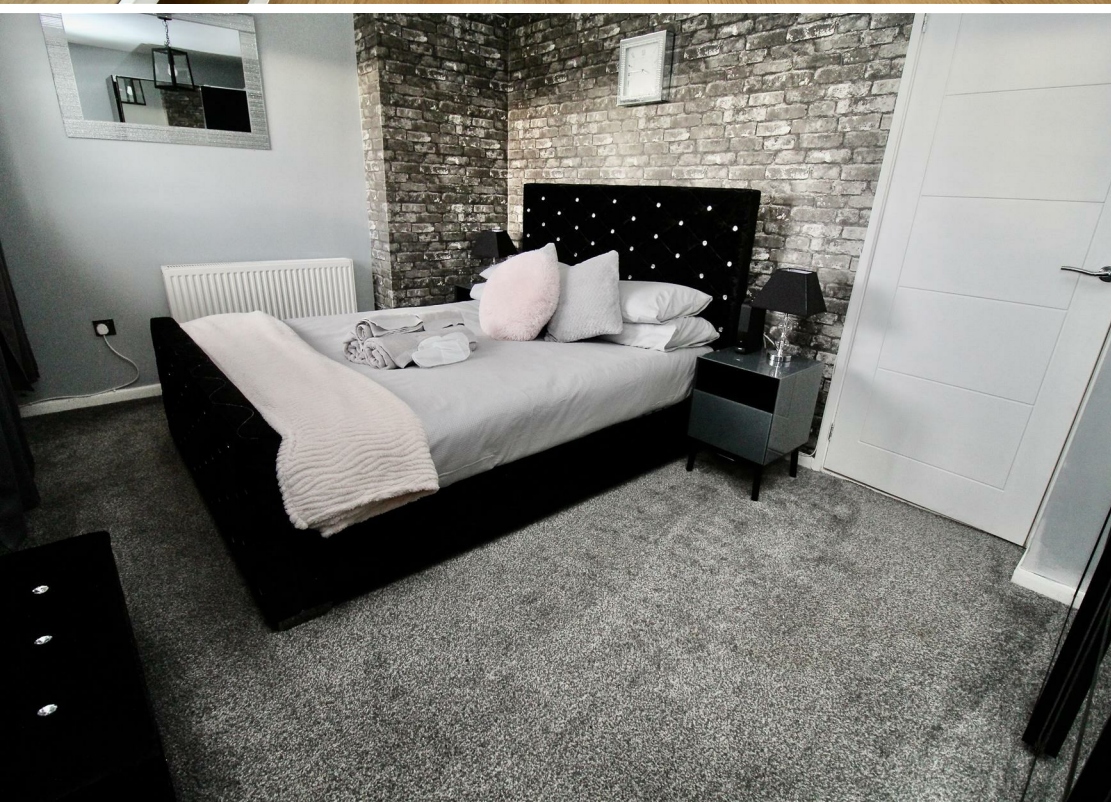
This is the second room you come to on your right as you enter the property. Range of white high gloss design wall

mounted and floor standing base units with a dark work surface over creating a monochrome kitchen area. Dark sink and drainer unit inset to the work surface with a mixer tap over, appliances built in consist of a four burner design gas hob with an electric oven below, a decorative glass design splash back to the wall area and a stainless steel effect extractor above. The compact well equipped kitchen also benefits from an under unit washer/drier, and an under unit fridge. Pantry storage cupboard to one end of the kitchen area also housing the boiler. The work surface has matching up-stands in place of tiling, and the wall units either side of the cooking area have the benefit of under unit lighting. Double glazed window to the rear, Oak design flooring and a cleverly concealed fitted bin in one of the units.

L-Shaped Lounge/Dining Room

18'4" max 12'8". min x 11'3" max 6'2" min (5.59m max 3.86m. min x 3.43m max 1.88m min)

This is the room directly ahead of you as



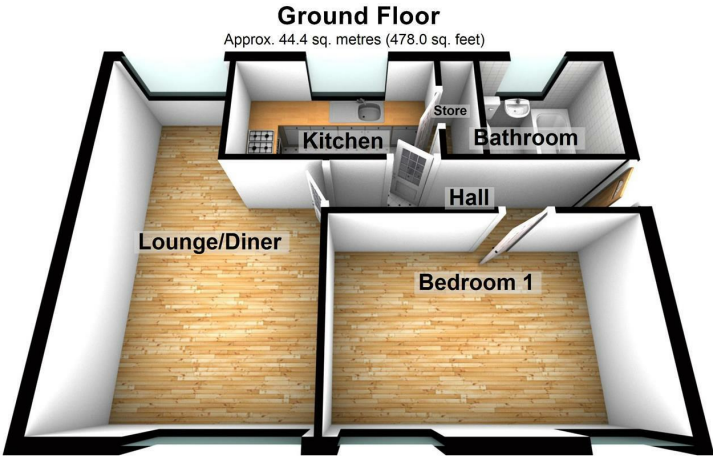
you enter the entrance hallway area. Double glazed windows to the front, further double glazed window to the rear in the alcove dining area, radiator, and Oak design flooring.

Rear Communal Garden

Accessed via the main communal hallway. Private storage shed for each property which is secure with your own key, paved rear garden with a decorative stone covered area to one corner.

FURTHER INFORMATION

We believe there are 110-111 years remaining on the lease
Local Council owned Freehold
Ground Rent, Service Charge and Building Insurance aprox £217.00 per Quarter
Council Tax Band A
Non-Standard Build



Total area: approx. 44.4 sq. metres (478.0 sq. feet)

This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanUp.

