



FLAT 3, GARNET COURT, CHELMSCOTE

SOLIHULL - £200,000

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Why this home is Chosen...

This spacious 2 bedroom apartment located on Chelmscote Road in Olton. This purpose-built property, constructed in the sixties, offers a perfect blend of space and modern convenience. Situated in a prime location, this apartment offers easy access to local amenities, schools, and transport links, making it a perfect choice for individuals or small families looking for a convenient and comfortable living space.

Quick Tour

Highlights of this lovely home include:

- *Spacious purpose built Apartment
- *Beautifully landscaped gardens
- *2 double bedrooms with wardrobes
- *Spacious light filled rooms
- *Convenient location
- *Lift
- *Garage



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Step Inside

Presenting a generously sized two-bedroom apartment in Olton, Solihull, nestled within picturesque communal gardens, including a delightful duck pond. Garnet close is one of four apartment blocks which make up this sought after development. Conveniently located close to Solihull Town centre. It is within walking distance of Olton Train station, has the benefit of being on the bus route and is within walking distance of local shops.

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Accessed via a secure ground floor reception hallway, number 3 Garnet Court is situated on the first floor and has the benefit of a lift should you choose not to use the stairs. The apartment boasts a spacious reception room with an adjoining dining area and a delightful enclosed balcony with newly fitted frosted glass screen, offering scenic garden views and a quiet oasis to enjoy the sun and entertain friends. A generous utility room/storage space adjoins the balcony, while the kitchen features a variety of base and wall units and has a window overlooking the balcony and the gardens.

A useful and convenient pantry is accessible from the hallway and provides extra storage for food or kitchen equipment. Both double bedrooms come equipped with fitted wardrobes, and a family bathroom complete with a large shower, as well as a separate WC. The property is flooded with natural light through its expansive windows, with beautiful garden views throughout. This apartment also includes the added benefit of a single garage, which is situated in a covered block, accessed from the communal hallway.

To the outside you will find immaculately maintained communal grounds, with large areas of lawn, mature trees and shrubs and even a duck pond.

This property is brimming with potential and offers a fantastic opportunity to create an amazing home in lovely surroundings, yet close to everything.

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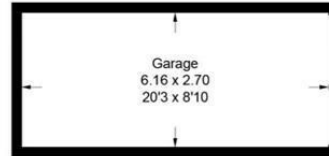
Flat 3, Garnet Court, B92 8DA

Approximate Gross Internal Area = 87.1 sq m / 937 sq ft

Store = 4.2 sq m / 45 sq ft

Garage = 16.6 sq m / 179 sq ft

Total = 107.9 sq m / 1161 sq ft



(Not Shown In Actual Location / Orientation)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1083051)

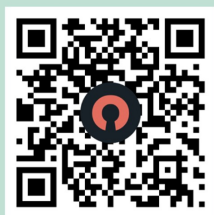
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Enquiries

Flat 3, Garnet Court Chelmscote Road is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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