



**3 Fox Glove House, B90 8AZ**

Sale Price £235,000



**Love**  
Property Co.

# 3 Fox Glove House, Elm Road, Shirley, Solihull, B90 8AZ

Tenure - Leasehold

EPC Rating - D

Council Tax Band - C

Love Property Co are pleased to offer this immaculately presented 672.0 sq. Ft (62.4 sq. metres) and fantastic opportunity to purchase this two-bedroom luxury ground-floor apartment with no chain. Access to the apartment is through a communal ground floor entrance, with options of stairs or lift for convenient access to the top floor.

Upon entering, you are welcomed by a spacious reception hall featuring a handy cloaks/utility cupboard. The modern large quality kitchen/living/dining room with integrated appliances, affords a balcony overlooking the stunning views and surrounding communal gardens, offers ample natural light and a serene ambiance.

The apartment comprises two double bedrooms, including the principal bedroom which boasts a Juliette balcony and ensuite shower room for added convenience and privacy. The second bedroom could easily be used and offers the versatility for a separate sitting room / study. The family bathroom, finished to a high standard, serves the remaining bedrooms and guests.

Situated in a desirable location, this apartment offers convenience with nearby amenities, entertainment venues, and transport links within easy reach. This esteemed apartment presents an exceptional opportunity for those seeking a premium residence within a well-connected and vibrant community. Viewing is highly recommended to fully appreciate the impeccable design, quality finishes, and impeccable attention to detail that make this property truly remarkable. Contact us today to schedule a viewing and to discover the captivating allure of this elegant two-bedroom apartment.



## PROPERTY MEASUREMENTS:

LOUNGE/KITCHEN/DINING  
12' 4" X 22' 4" (3.75m x 6.81m)

PRINCIPAL BEDROOM ONE  
11' 1" x 10' 5" (3.39m x 3.18m)

ENSUITE  
7' 9" x 6' 4" (2.35m x 1.92m)

BEDROOM TWO  
11' 4" x 8' 4" (3.47m x 2.53m)

FAMILY BATHROOM  
6' 10" x 7' 0" (2.08m x 2.13m)

## TOTAL SQUARE FOOTAGE

Total floor area: 672.0 sq. ft. approx. (62.4 sq. metres.)

## ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.

Lease Approximately: 144 Years

Ground Rent/Service Charge Approximately:  
£1800.00 (pa)

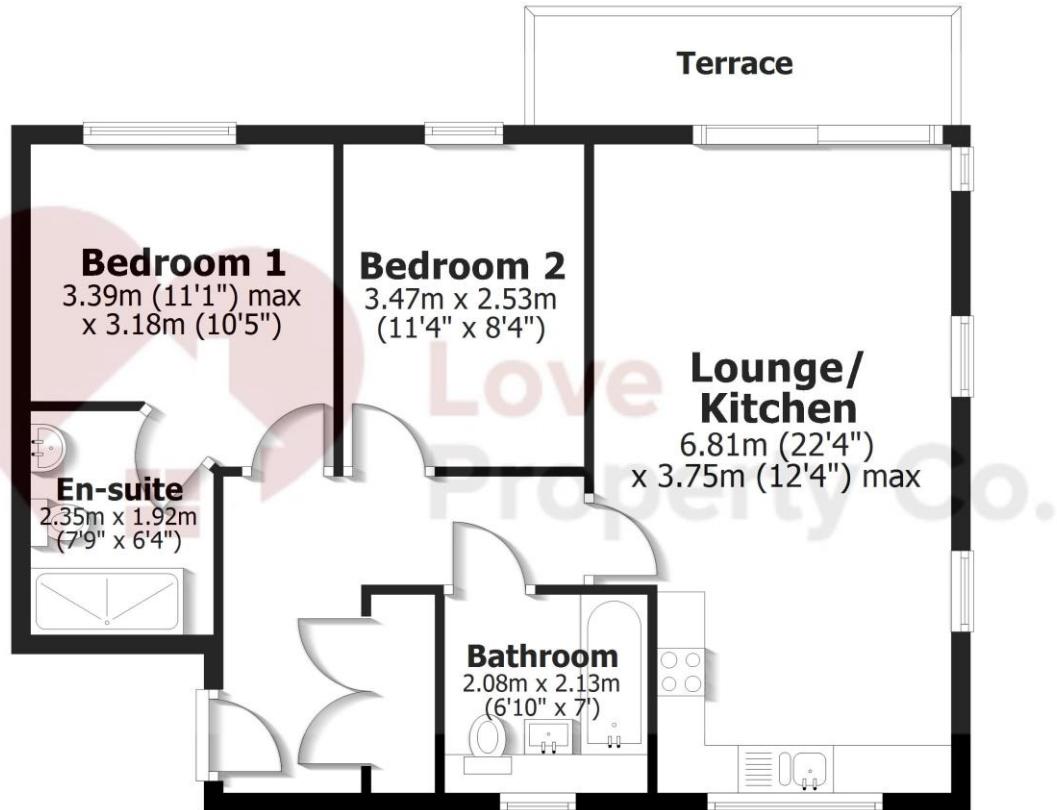
## MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



## Floor Plan

Approx. 62.4 sq. metres (672.0 sq. feet)



Total area: approx. 62.4 sq. metres (672.0 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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