



Chelmscote Road, Solihull

Offers Around £155,000

- TWO LARGE BEDROOMS
- COMMUNAL GARDENS
- LARGE LIVING DINING ROOM
- LOW LEASE (CASH BUYERS ONLY)
- GARAGE
- LIFT ACCESS TO ALL FLOORS
- GENEROUS BALCONY
- AMPLE PARKING

Chelmscote Road, just off Ulverley Green Road, which is off the A41 Warwick Road is within walking distance of Olton Railway Station offering services to Birmingham and beyond. Frequent bus services operate from here to the city centre of Birmingham, via Acocks Green and Olton, or in the opposite direction, passing the popular Dovehouse parade of shops, to the town centre of Solihull.

Solihull offers an excellent array of shopping facilities, adjacent to which is Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

There is easy access via Solihull Bypass to junction 5 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

The property is in one of four apartment blocks on Chelmscote Road set within delightful communal grounds with a duck pond. Amethyst Court has a secure communal entrance which door gives access to the foyer with stairs and lift leading to upper floors.

ENTRANCE LOBBY

Accessed via double doors into a large entrance lobby with access to lift and stairs to all floors.

ENTRANCE HALL

Accessed via wooden front door into the entrance hall allowing access into the kitchen and living dining room. With various storage cupboards and cloakroom with the potential to allow a guest toilet.

KITCHEN

10'08 x 8'04 (3.25m x 2.54m)



A fitted kitchen with a range of wall mounted and base units. With sink and mixer tap, stand alone oven and hob, washing machine, fridge freezer. With window overlooking balcony.

LIVING DINING ROOM

12'0" x 20'8" + 8'3" x 8'2" (3.68m x 6.32m + 2.54 x 2.49)



A large living dining room with oversized windows overlooking communal gardens. With access to inner hall and to the balcony via sliding double glazed doors.



INNER HALL

Allowing access to the two bedrooms, bathroom and toilet.

BATHROOM
14'11 x 5'07 (4.55m x 1.70m)



A three piece bathroom with toilet wash basin and bath with electric shower.

TOILET

A separate toilet. that could be incorporated into the main bathroom.

BEDROOM ONE
14'2" x 11'10" (4.32 x 3.63)



A large double bedroom with window overlooking gardens and having closet storage.

BEDROOM TWO
12'0" x 11'1" (3.68 x 3.40)



A double bedroom with window to side elevation. With storage cupboard housing combi boiler.

BALCONY



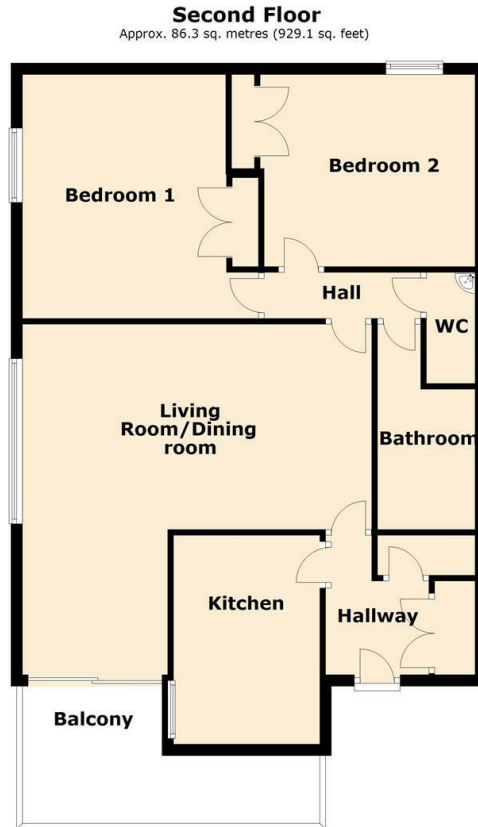
A good sized balcony with attractive views over communal gardens.

GARAGE

A single garage with power and lighting.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

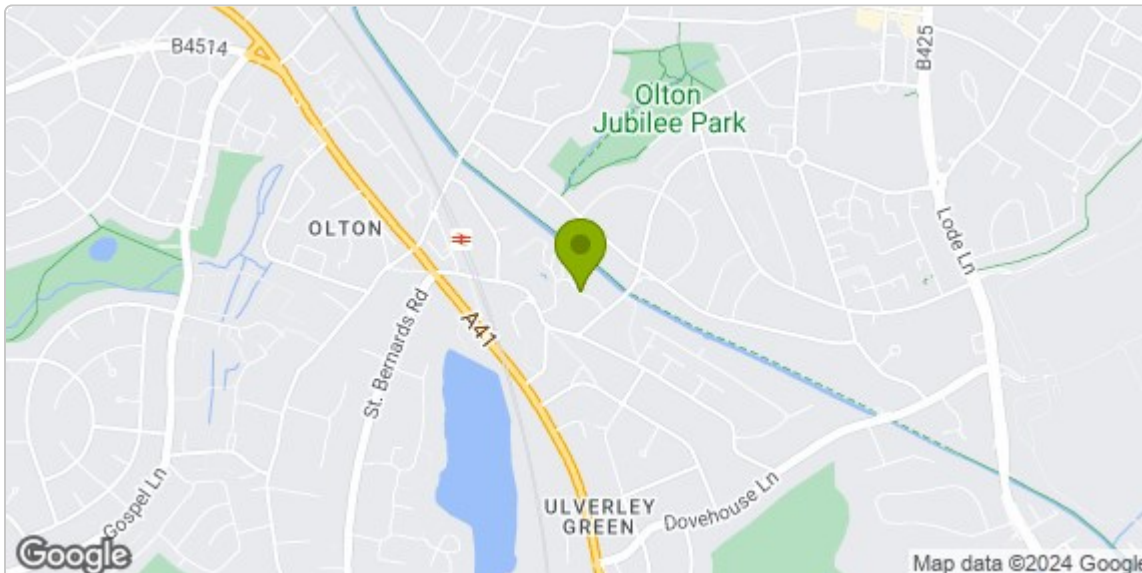


TENURE: We are advised that the property is Leasehold with a remaining lease term of approximately 52 years, the service charge is £935 every 6 months and Ground Rent is £17.50 every 6 months.

VIEWING: By appointment only with the office on 0121 711 1712.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
Amethyst Court Chelmscote
Road Solihull Solihull B92 8BY

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	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	