

melvyn  
**Danes**  
ESTATE AGENTS

EMERALD COURT

Chelmscote Road

Solihull

Offers Over £140,000



## Description

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. Emerald Court has a secure communal entrance which door gives access to the foyer with stairs and lift leading to upper floors. Our property can be found on the second floor and briefly comprises of, entrance hall with cloaks and storage, large living room with open plan dining area, fitted kitchen, balcony with storage, two double bedrooms with fitted wardrobes, shower room, WC and a single garage.





## Accommodation

**Entrance Lobby**

**Entrance Hall**

**Living/Dining Room**

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

**Kitchen**

10'7" x 8'3" (3.25 x 2.54)

**Inner Hall**

**Shower Room**

14'11" max x 5'6" (4.55 max x 1.70)

**WC**

**Bedroom One**

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

**Bedroom Two**

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

**Balcony**

**Garage**



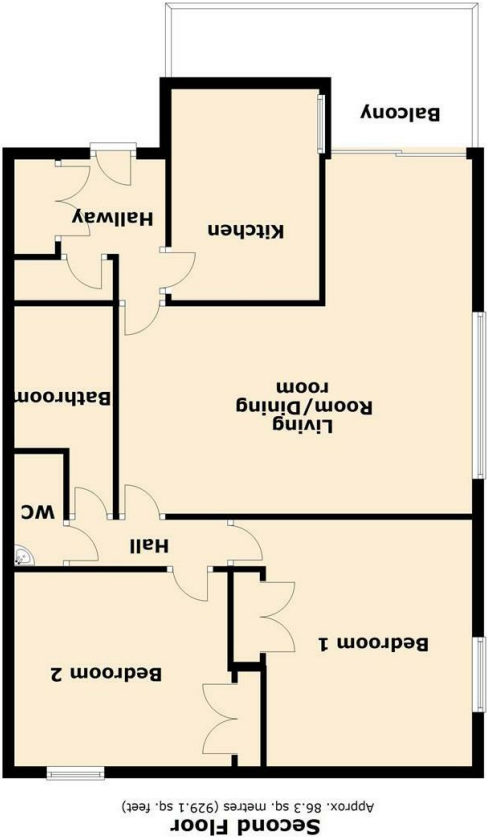
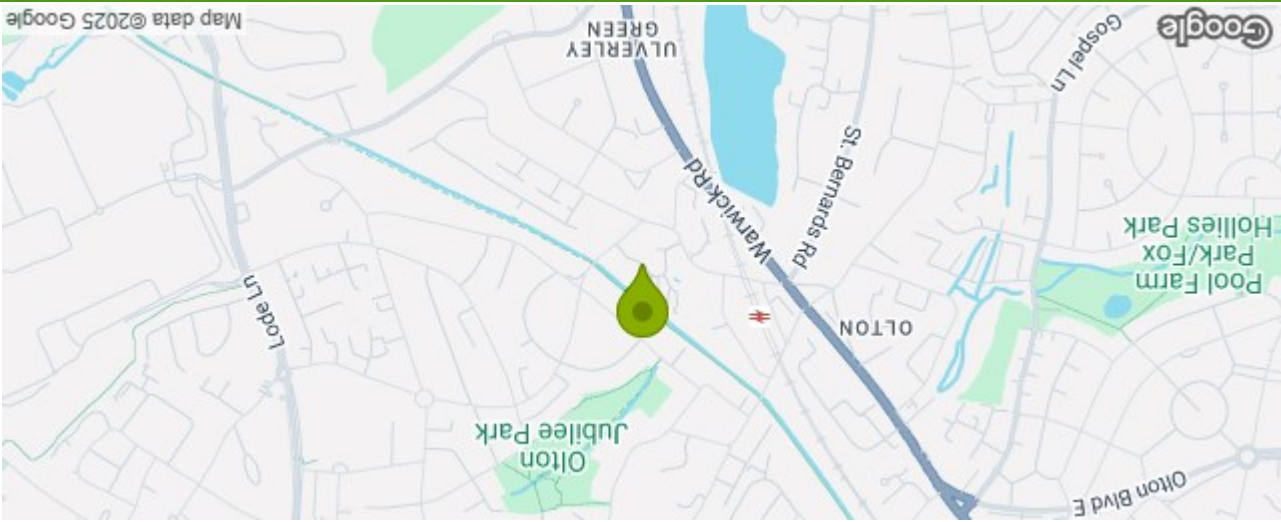


**TENURE:** We are advised that the property is Leasehold with a remaining lease term of approximately 52 years, the service charge is £935 every 6 months and Ground Rent is £17.50 every 6 months.

**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.



**18 Emerald Court Chelmscote Road Solihull B92 8BX**  
**Council Tax Band:**

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
Current		Potential
74		83
EU Directive 2002/91/EC		

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.