



smarthomes

## Collingtree Court

Solihull, West Midlands, B92 7HU

- A Well Presented First Floor Apartment
- Two Spacious Double Bedrooms
- Dual Aspect Lounge Diner
- En-Suite Shower Room & Guest Bathroom

**£170,000**

EPC Rating '81'

Council Tax Band - C





## Property Description

Conveniently situated with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. Conveniently situated for Olton Railway Station, situated at the end of St Bernards Road from where the commuter service provides access to Birmingham City Centre and in the opposite direction to London Marylebone via Solihull Railway Station. There is a wide selection of shops along the A41 Warwick Road including the popular Dovehouse Parade and an excellent choice of shops can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store.



The property is accessed via electric gates from the front of the development with communal gardens and tarmac driveway extending to allocated spaces, visitor spaces and entrance door with intercom security system leading through to communal hallway with stairs leading to the upper floors and front door leading through to

#### **Entrance Hallway**

With radiator, ceiling light point, door to built-in storage cupboard and doors radiating off to



#### **Dual Aspect Lounge Diner**

16' 10" x 13' 9" (5.13m x 4.19m) With radiator, double glazed windows set into bay, further window, radiator, two ceiling light points, door to useful built-in storage and opening to

#### **Kitchen**

8' 7" x 8' 4" (2.62m x 2.54m) Being fitted with a range of wall, drawer and base units, complementary laminate roll top work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, space and plumbing for washing machine and dishwasher, space for fridge freezer, under-cupboard lighting, tiled flooring and ceiling light point

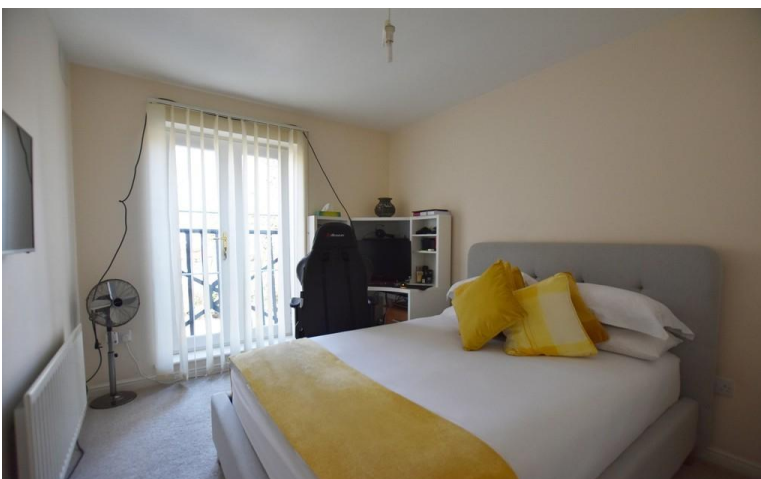


#### **Bedroom One**

13' 7" x 10' 3" (4.14m x 3.12m) With double glazed window, two radiators, his & hers built-in wardrobes, ceiling light point and door leading into

#### **En-Suite Shower Room**

6' 5" x 6' 3" (1.96m x 1.91m) Being fitted with a three piece white suite comprising shower cubicle, WC with enclosed cistern and pedestal wash hand basin, tiling to water prone areas, shaver point, radiator, extractor and ceiling light point



#### **Bedroom Two**

13' 5" x 9' 2" (4.09m x 2.79m) With double glazed French doors to Juliette balcony, built-in wardrobes, radiator and ceiling light point



### Bathroom

7' 7" x 6' 5" (2.31m x 1.96m) Being fitted with a three piece white suite comprising panelled bath with mixer tap and shower attachment, WC with enclosed cistern and vanity wash hand basin, tiling to water prone areas, radiator, shaver point with light, extractor and ceiling light point

### Mature Communal Gardens

Being mainly lawned with established trees, one allocated parking space and ample visitor parking spaces

### Tenure

We are advised by the vendor that the property is leasehold with approx. 108 years remaining on the lease, a service charge of approx. £1,552 per annum and a ground rent of approx. £150 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements