



## Flat 3, Fernleigh Court Kelvedon Grove, Solihull

Guide Price £140,000





## Flat 3

Fernleigh Court, Kelvedon Grove

### PROPERTY OVERVIEW

Presenting this exceptional two-bedroom first-floor retirement maisonette with no upward chain, located in a prime position just a short walk from Solihull Town Centre. Exclusively available to individuals over 55 year olds, this property ensures peace of mind with a 24-hour emergency pull cord system in place.

Tastefully presented, the property features a spacious living/dining room, ideal for relaxation and entertaining. The fitted kitchen comes complete with integrated appliances, providing convenience for daily living. Two generously sized bedrooms offer comfortable accommodation, while a family bathroom caters to practical needs.



Benefitting from an allocated parking space and an outside storage cupboard, this home offers both convenience and functionality. Residents can also enjoy the well-maintained communal gardens, perfect for enjoying the outdoors.

With its sought-after location and array of features designed for comfortable independent living, this retirement maisonette represents an ideal opportunity for those seeking a secure and well-appointed home.



## PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

## ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms and all light fittings.

## ADDITIONAL INFORMATION

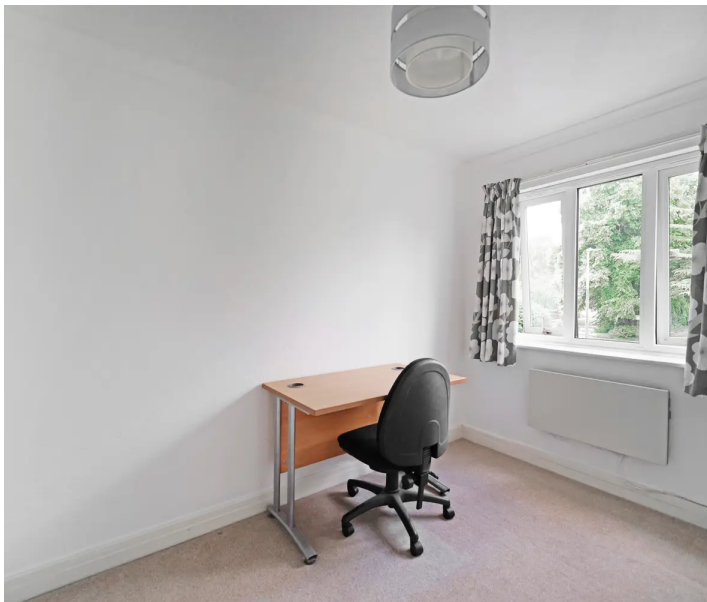
Services - electricity and mains sewers. Broadband - Virgin Media. Loft space - with ladder. Service charge - £2912.40 (pa).

## 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.

Council Tax band: C

Tenure: Leasehold





## FIRST FLOOR

### LIVING / DINING ROOM

13' 9" x 11' 9" (4.18m x 3.59m)

### KITCHEN

9' 0" x 7' 1" (2.75m x 2.17m)

### BEDROOM ONE

11' 10" x 10' 3" (3.60m x 3.12m)

### BEDROOM TWO

9' 11" x 6' 5" (3.01m x 1.96m)

### BATHROOM

6' 8" x 5' 9" (2.04m x 1.75m)

### TOTAL SQUARE FOOTAGE

Total floor area: 57.0 sq.m. = 614 sq.ft. approx.

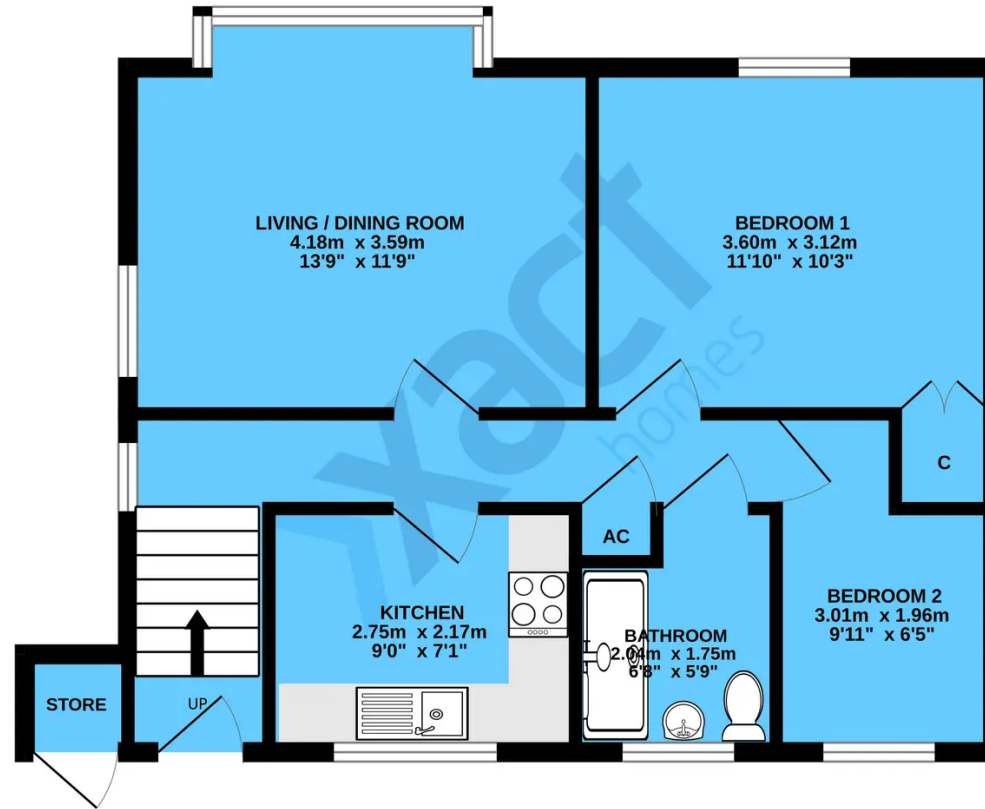
### OUTSIDE THE PROPERTY

#### AN ALLOCATED PARKING SPACE

#### WELL MAINTAINED COMMUNAL GARDENS

- Two Bedroom First Floor Maisonette
- NO UPWARD CHAIN
- Available For Over 55's Only
- Living / Dining Room
- Fitted Kitchen
- Two Bedrooms
- Family Bathroom
- Allocated Parking
- 24 Hour Emergency Pull Chord System

# 1ST FLOOR



TOTAL FLOOR AREA : 57.0 sq.m. (614 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

