



Chancel Court
Solihull



Property Description

**** GATED DEVELOPMENT AND UNDERGROUND PARKING **** A luxury apartment forming part of a modern gated development close to the Town Centre in Solihull. The property is accessed via a video entry system and lift or stairs up to the second floor. Having UPVC double-glazing and radiator central heating, the accommodation comprises in brief: entrance hall, dual aspect lounge, fitted dining kitchen with integrated appliances, principal bedroom, second double bedroom and bathroom. Outside, there are well-maintained communal grounds and allocated underground parking.

Hallway

Airing cupboard and storage cupboard..

Open Plan Living Space

Lounge

16' 1" x 9' (4.90m x 2.74m)

Two double glazed windows to rear and side aspect set back into recess, two central heating radiators and TV points.



Kitchen Diner

12' x 9' (3.66m x 2.74m)

Double glazed window to side aspect set back into recess, fitted kitchen with range of wall and base units with work surfaces over, sink and drainer, electric oven, gas hob with cooker hood over, integrated washing machine, integrated dishwasher and integrated fridge freezer.

Bedroom One

12' x 11' (3.66m x 3.35m)

Double glazed window to side aspect set back into recess, built in wardrobes, TV point and central heating radiator.

Bedroom Two

12' x 8' (3.66m x 2.44m)

Double glazed window to side aspect set back into recess, fitted wardrobe and central heating radiator.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

T 0121 705 7551
E solihull@burchelledwards.co.uk

29 High Street
 SOLIHULL B91 3SN

EPC Rating: C

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SOL204603

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SOL204603 - 0018