



Garnet Court, Chelmscote Road, Solihull

Garnet Court, Chelmscote Road, Solihull, B92 8DA

for sale offers over
£225,000



Property Description

Set within a quiet, well-maintained residential development, this generously sized two-bedroom apartment presents a fantastic opportunity for first-time buyers, investors, or those looking to downsize. With NO UPWARD CHAIN, the property is ready for a swift and hassle-free purchase.

Upon entering, you're welcomed by a spacious hallway that leads into a bright and expansive lounge, complete with a dedicated dining space. This area opens out onto a glass-fronted balcony which features its own utility room with the balcony overlooking beautifully kept gardens — a perfect spot for unwinding or entertaining guests outdoors. The kitchen is well-equipped with integrated appliances and offers ample cupboard space across both wall and base units.

Both bedrooms are comfortable doubles, filled with natural light and featuring built-in wardrobes to maximise usable space. The accommodation is completed by a stylish shower room with vanity storage and a separate WC, adding convenience to the layout.

Additional benefits include residents' parking and access to attractively landscaped communal gardens, providing a peaceful outdoor escape just steps from your door.

Entrance Hallway

Door to office and storage cupboard.

Lounge/ Diner

20' 6" max x 20' 4" max (6.25m max x 6.20m max)
Double glazed window to front elevation, access to balcony, electric fire and central heating radiator.

Kitchen

8' 6" max x 11' 6" max (2.59m max x 3.51m max)
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated hob, oven, microwave and fridge freezer.



Bedroom One

12' 3" max x 12' 11" max (3.73m max x 3.94m max)
Double glazed window to side elevation, central heating radiator and built in wardrobe.

Bedroom Two

14' 2" max x 13' 7" max (4.32m max x 4.14m max)
Double glazed to front elevation and central heating radiator.

Bathroom

Vanity wash hand basin with storage, double shower, tiled flooring, tiling to walls and illuminated mirror.

Separate W.C

W.C, wash hand basin and mirror.

Balcony

8' 8" max x 8' 8" max (2.64m max x 2.64m max)
Glass frontage, access to utility housing central heating boiler.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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29 High Street
 SOLIHULL B91 3SN

EPC Rating: C Council Tax
 Band: D

Service Charge:
 1600.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1975. Should you require 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.

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