



3 Amythest Court, B92 8BY

Sale Price of £280,000



**Love
Property Co.**

3 Amythest Court, Chelmscote Road, Solihull, B92 8BY

Tenure - Leasehold 138 Years Remaining

EPC Rating – C

Council Tax Band - C

Love Property Co are pleased to offer this large, immaculately presented, modernised and re-modelled fully refurbished and renovated to a high standard 925.1 sq. Ft (85.9 sq. metres) fantastic three-bedroom first-floor apartment with two bathrooms close to Olton and Solihull train stations, Solihull town centre with a long lease of approximately 138 years with garage and ample communal parking.

Access to the apartment is through a communal ground floor entrance upon entering the apartment, you are welcomed by a spacious modern panelled reception hall featuring a handy cloaks/storage cupboard leading to the family bathroom and kitchen/lounge/diner

The open plan new modern kitchen has ample storage units and integrated quality appliances leading to a lovely balcony and be-spoked utility.

The apartment has newly been painted throughout with new carpets and comprises three bedrooms, including the master bedroom with built in wardrobes and a family bathroom with a bath with a separate shower room

Situated in a desirable location, this apartment offers convenience with nearby amenities, entertainment venues, and transport links within easy reach. This esteemed apartment presents an exceptional opportunity for those seeking a premium residence within a well-connected and vibrant community.

Viewing is highly recommended. In summary this property is perfect for those that want a turn key nothing to do move in with you bags property.



PROPERTY MEASUREMENTS:

KITCHEN/LOUNGE/DINER

19' 1" x 20' 8" (5.81m x 6.30m)

UTILITY

7' 10" x 5' 1" (2.39m x 1.56m)

BEDROOM ONE

13' 5" x 13' 8" (4.09m x 4.17m)

BEDROOM TWO

10' 7" x 10' 9" (3.22m x 3.28m)

BEDROOM THREE

6' 10" x 11' 9" (2.09m x 3.58m)

FAMILY BATHROOM

5' 6" x 8' 1" (1.67m x 2.46m)

SHOWER ROOM

5' 6" x 6' 6" (1.67m x 1.98m)

GARAGE

20' 6" x 8' 5" (6.25m x 2.56m)

TOTAL SQUARE FOOTAGE

Total floor area: 925.1 sq. ft. approx. (85.9 sq. metres.)

Lease Approximately: 138 Years

Service Charge Approximately: £2,400.00

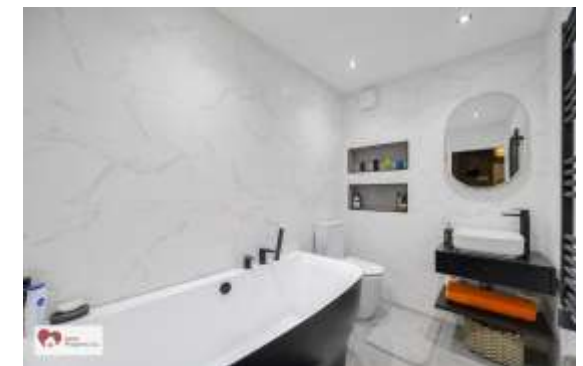
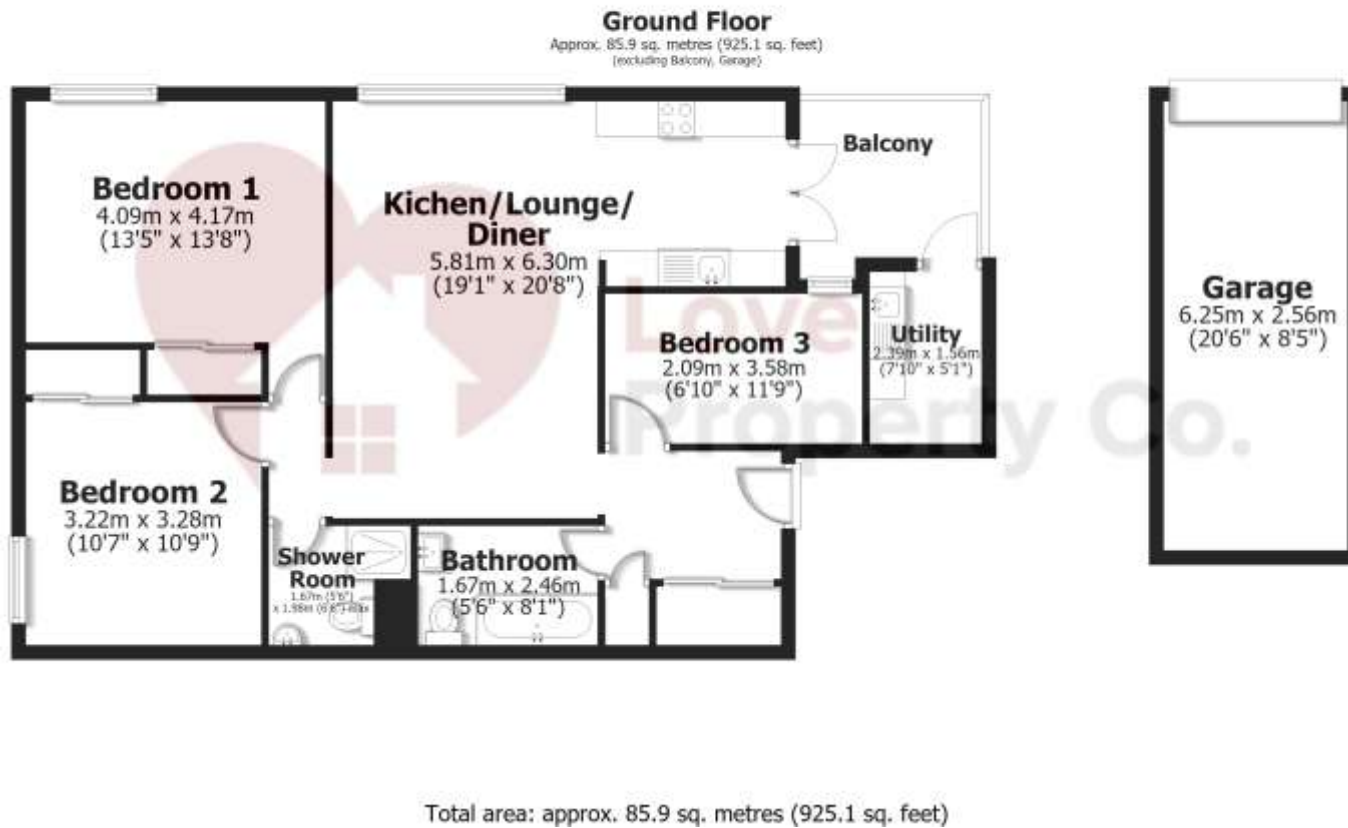
(paid half yearly) per annum

Ground Rent: £0

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.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

15 St Johns Way, Knowle, Solihull, B93 0LE
T: 01564 663055 | E: info@lovepropertyco.co.uk
www.lovepropertyco.co.uk



Love
Property Co.