



Sapphire Court, Chelmscote Road, Solihull

Sapphire Court, Chelmscote Road, Solihull, B92 8BZ

for sale offers in the region of
£220,000



Property Description

Set within a quiet and well-maintained 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 and 99 year lease extension upon completion, the property is ready for a swift and hassle-free move.

Step inside to find a welcoming entrance hallway that flows into a bright and spacious living room, complete with a dedicated dining area. This space opens out onto a glass-fronted balcony that overlooks beautifully kept communal gardens — perfect for enjoying a morning coffee or entertaining guests outdoors.

The separate kitchen is well-equipped with integrated appliances and offers ample cupboard and counter space.

Both double bedrooms are light and airy, featuring built-in wardrobes to maximise usable floor space.

A stylish shower room with vanity storage is complemented by a separate WC, rounding off the well-thought-out layout.

Additional highlights include own garage, residents' parking and access to landscaped communal gardens, offering a peaceful outdoor escape just steps from your door.

Hallway

Storage cupboards, window to rear aspect, ceiling light point.

Living Room

20' 6" x 19' 6" (6.25m x 5.94m)

TV arial point, radiator, ceiling light point, double glazed windows to rear, door to balcony.

Kitchen

11' 4" x 8' 8" (3.45m x 2.64m)

Ceiling light point, wall and base units, sink with drainer, double glazed window to rear, washing machine point, radiator.

Dining Room

10' 4" x 9' 1" (3.15m x 2.77m)

Ceiling light point, radiator, door to balcony.



Bedroom One

14' 1" x 13' 8" (4.29m x 4.17m)

Ceiling light point, radiator, fitted storage, double glazed window to rear.

Bedroom Two

11' 1" x 11' 4" (3.38m x 3.45m)

Ceiling light point, radiator, fitted storage, double glazed window to side.

Bathroom

Ceiling light point, sink with encorporated stoage, ceiling light point, radiator.

Toilet

Ceilling light point, WC.

Balcony

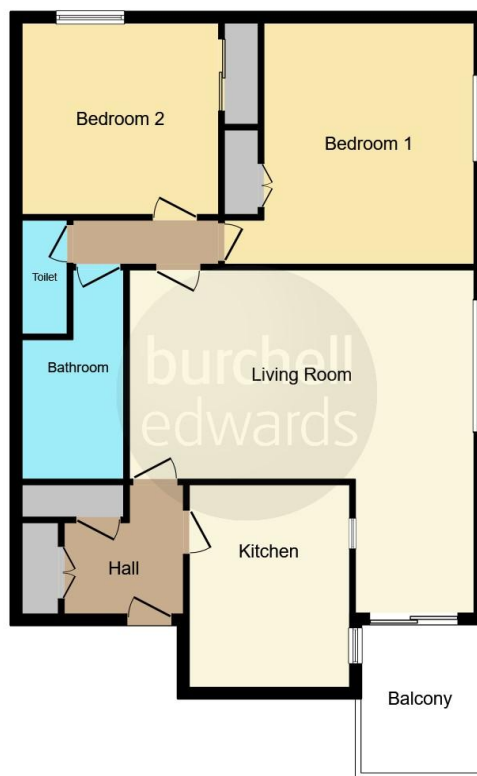
8' 8" x 8' 8" (2.64m x 2.64m)

Glass balcony, doors to living room and dining room.









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: D 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 99 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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