



25 Chancel Court

Solihull, B91 3DS

Andrew Grant

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2 Bedrooms 2 Bathrooms 1 Reception Room

First-floor apartment with open-plan living space, two double bedrooms, en suite, secure parking and a convenient Solihull location

- Modern first-floor apartment with two double bedrooms and two bathrooms
- Open-plan lounge and dining room complemented by a separate well-equipped kitchen
- Contemporary bathrooms including an en suite shower room to the primary bedroom
- Allocated underground parking space provides secure vehicle storage away from the street
- Highly regarded Solihull location close to shops, parks, transport links and other amenities

Set within a well maintained development, this first-floor apartment offers comfortable living with modern convenience. A spacious lounge and dining room forms the social heart of the home, while a separate L-shaped kitchen features cream cabinetry, integrated cooking appliances and a stainless-steel sink. Two double bedrooms are served by a stylish bathroom and an en suite shower room. The property also benefits from an allocated underground parking space and enjoys a prime position close to Solihull town centre and transport connections.

718 sq ft (66.7 sq m)





The kitchen

Forming the culinary hub of the apartment, the kitchen is arranged in an efficient L-shape. It features cream cabinets with wood-effect worktops, a stainless-steel sink with mixer tap and an electric hob with built-in oven beneath. Mosaic tiled splashbacks line the walls for easy maintenance. A door links the kitchen to the hall, ensuring convenient access to the adjoining reception space.



The living room and dining room

Ideal for everyday relaxation and entertaining, the living and dining room occupies the largest portion of the home. A front-facing window provides a pleasant outlook over the development and the generous footprint allows zones for both sitting and dining. The open layout flows naturally from the entrance hall and offers flexibility for hosting guests or unwinding after work.



The primary bedroom

As the principal sleeping space, the primary bedroom comfortably accommodates a double bed and free-standing storage. A broad casement window looks out across the courtyard and a panelled door reveals a useful built-in cupboard. Located off the hall and next to the en suite, this room provides a quiet retreat within the apartment.



The primary ensuite

Serving the main bedroom, the en suite offers a private facility for daily routines. It includes a fully enclosed shower cubicle with glazed sliding door, a pedestal wash basin and a low-level WC, all set against tiled walls. A mirrored cabinet above the basin provides handy storage for toiletries.



The second bedroom

The second bedroom offers flexible accommodation for guests, family members or home working. A casement window overlooks the surrounding development and a recessed area creates space for freestanding wardrobes or a desk. The room's simple layout allows easy personalisation to suit individual needs.



The bathroom

Serving all residents, the bathroom is fitted with a classic white suite. A panelled bath with shower attachment and curved glass screen sits alongside a pedestal wash basin and a low-level WC. Part-tiled walls and a large mirror above the bath enhance practicality, and the neutral palette complements the rest of the home.

Location

Solihull is a vibrant town in the West Midlands known for its shopping, leisure and green spaces. Residents enjoy a bustling town centre with shops, cafes and restaurants, alongside parks and recreational facilities such as Tudor Grange Park and Brueton Park. Excellent road and rail connections link the area to Birmingham, Coventry and London via the M42, M40 and local stations, while Birmingham Airport lies nearby for international travel. Schools for all ages and healthcare facilities serve the community. Chancel Court is conveniently positioned for access to these amenities and transport links.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Superfast broadband available. Download speeds up to 299 Mbps and upload speeds up to 47 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Three, O2, EE and Vodafone (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

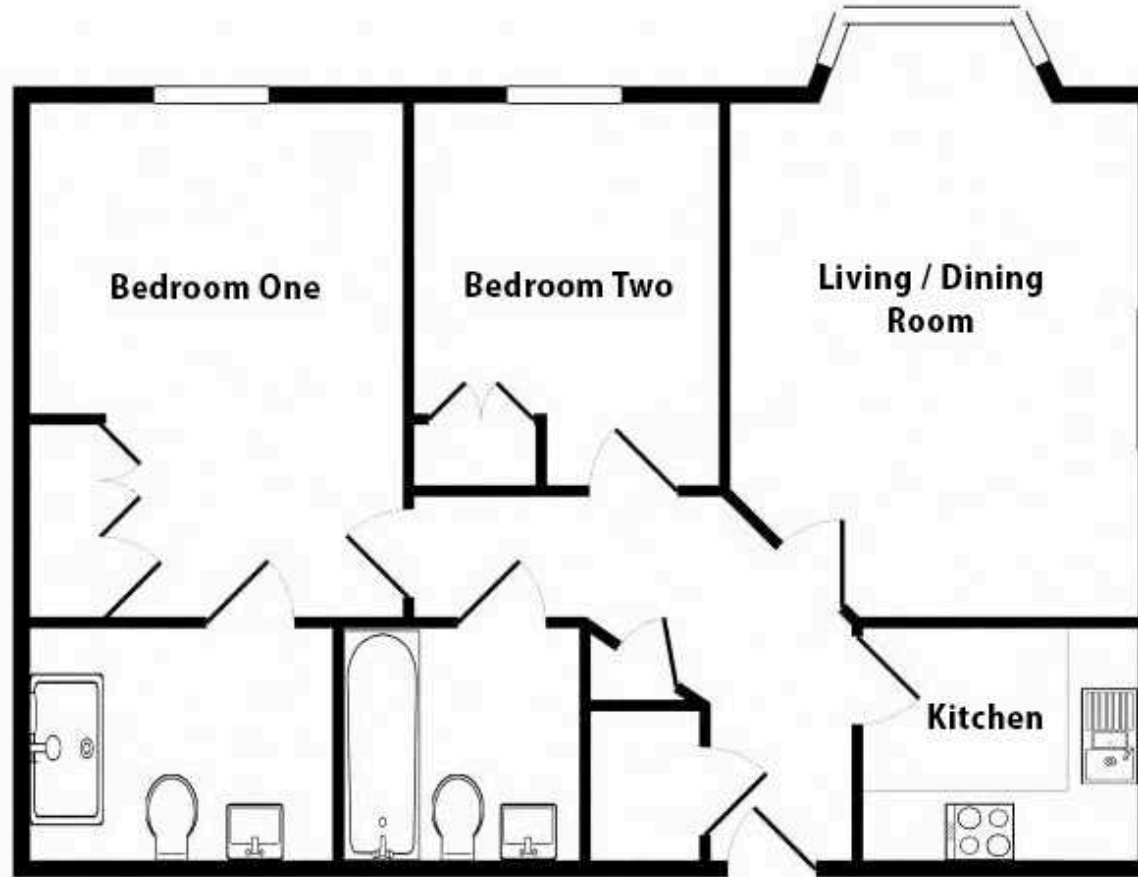
Council Tax

The Council Tax for this property is Band D.

Agent Note

Leasehold Information: 125-year lease commencing 1st January 2004, with approximately 103 years remaining. Current annual service charge/maintenance contribution is £2,551, payable to Principle Estates Management, with an annual ground rent of £220 per annum.





TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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