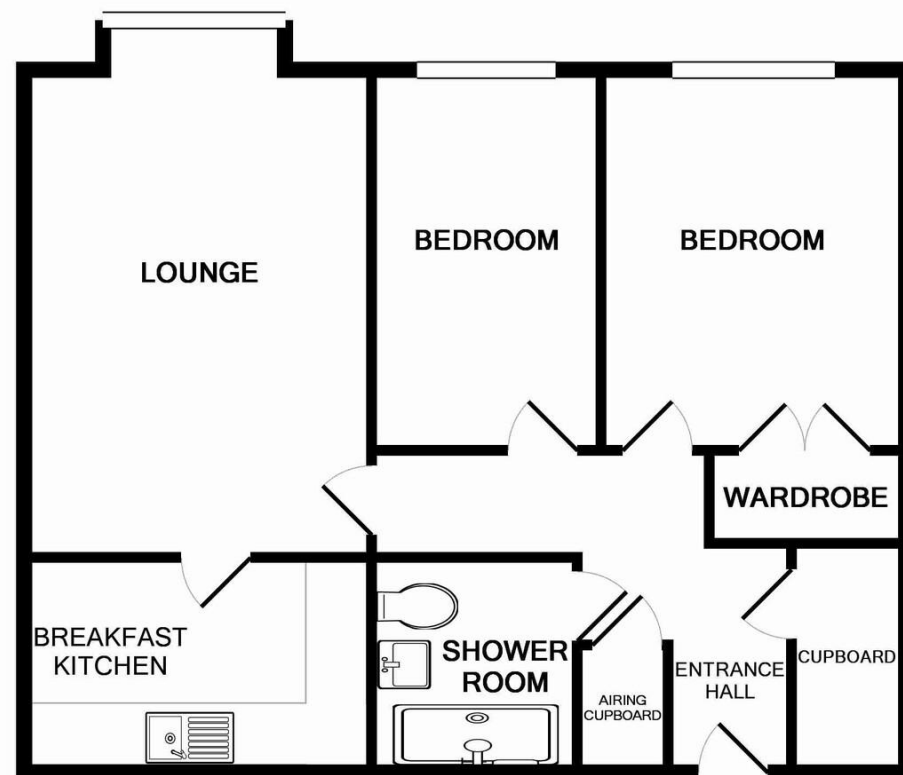




Floorplan Layout



59 FERNLEIGH CT, B91 2UA

Measurements are approximate. Not to scale. Illustrative purposes only
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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. Made with Metropix ©2019.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Fernleigh Court, Kelvedon Grove, Solihull, B91 2UA

Asking Price Of £125,000

- Top Floor Retirement Apartment
- Two Bedrooms & Shower Room/WC
- Lovely Aspect from Apartment
- Walking Distance of Solihull Town Centre
- On Site Manager
- Emergency Pull Cords





Fernleigh Court, Solihull, B91 2UA

Asking Price Of £125,000

Property Description

A two bedroom top floor apartment, BUILT FOR THE OVER 55's with its OWN ON SITE SCHEME MANAGER situated off Lode Lane in close proximity to Solihull town centre. The property benefits from lift access, great views over communal gardens which back onto Eversfield School playing fields (all rooms have 24hr emergency pull cords). The accommodation briefly comprises; communal entrance hallway, lift & stair access, entrance hallway, cloaks/storage cupboard, lounge with views over communal gardens, kitchen, two bedrooms, shower room with double shower enclosure, communal lounge & kitchen, communal laundry facilities and drying area, car parking. Viewing is recommended. No Upward Chain.

LOCATION Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.



COMMUNAL ENTRANCE HALLWAY lift and stair access

ENTRANCE HALLWAY

CLOAKS/STORAGE CUPBOARD

LOUNGE 14' 6" x 10' 6" (4.42m x 3.2m) with views over communal gardens

KITCHEN 10' 7" x 7' 9" (3.23m x 2.36m)

BEDROOM ONE 11' 4" x 9' 1" (3.45m x 2.77m)

BEDROOM TWO 11' 3" x 6' 10" (3.43m x 2.08m)

SHOWER ROOM/WC with double shower enclosure

COMMUNAL LOUNGE AND KITCHEN

COMMUNAL LAUNDRY FACILITIES AND DRYING AREA

PARKING AREA

Length of Lease: 117 yrs (from 2024)

Service Charge: £2,912

Council Tax Band: D



To book a viewing of this property:

Email info@ruxtonproperty.co.uk

Call +44 (0)121 704 0100

