



FLAT 59 FERNLEIGH COURT, KELVEDON GROVE, SOLIHULL, B91 2UA

ASKING PRICE OF £125,000

EPC: C Council Tax Band: D



### 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.

- 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
- Parking Area
- Communal Gardens



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 and stair access, entrance hallway, cloaks/storage cupboard, lounge with views over communal gardens, kitchen, two bedrooms, shower room with double shower enclosure, communal lounge and kitchen, communal laundry facilities and drying area, car parking. Viewing is recommended. No Upward Chain.

**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**

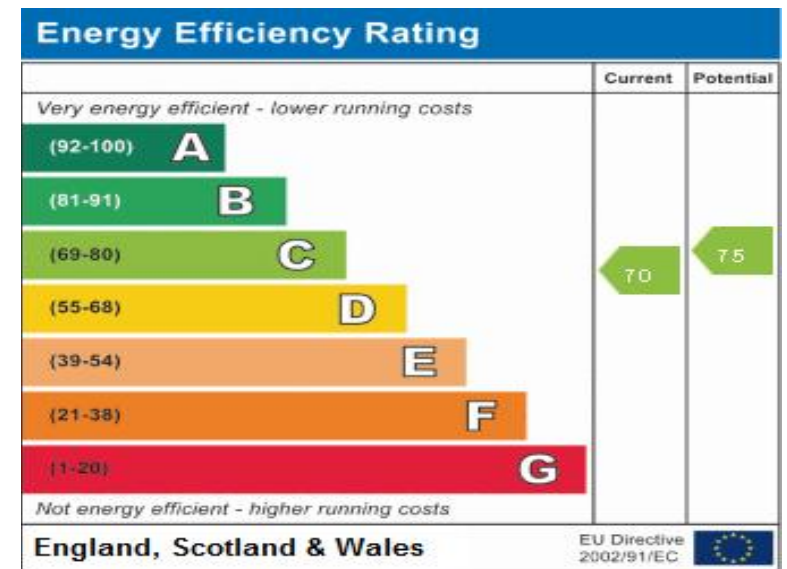
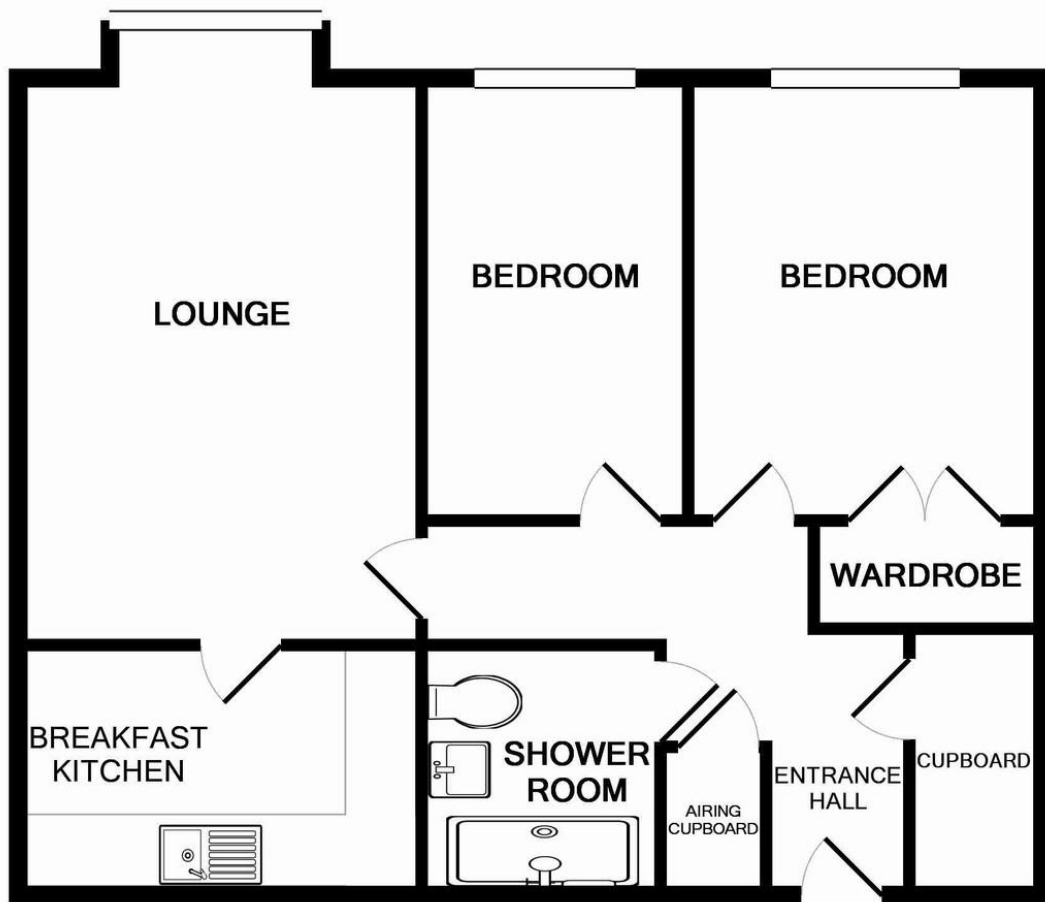


Length of Lease: 117 yrs (from 2024)

Service Charge: £2,912 pa.

*Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*





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.

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