



# Chelmscote Road, Solihull

Guide Price £195,000





## PROPERTY OVERVIEW

Situated in a prime location, this two-bedroom second-floor apartment is now available and is offered to the market with no upward chain. Ideal for various purchasers, whether it be first-time buyers, downsizers, or investors, this property provides a versatile and comfortable living space. The apartment is surrounded by well-maintained communal gardens, creating a peaceful and picturesque environment.

Upon entering, you are greeted by a spacious entrance hallway that offers ample storage space. The open plan lounge/dining room provides excellent views of the communal gardens and boasts a large private balcony, perfect for enjoying a morning coffee or evening meal outdoors. The kitchen offers plenty of space for cooking and entertaining.



The apartment features two generously sized bedrooms, each with ample storage space, and these are serviced by a family bathroom and separate WC. The property is flooded with natural light, creating a bright and airy atmosphere throughout. Additionally, residents benefit from parking facilities and a single garage located in a separate block.

This apartment offers lift access to all floors, ensuring ease of movement for all residents.

Please note that the building is considered a high-rise building and therefore falls within the scope of the Building Safety Act 2022 (BSA).



The convenient location of the property is close to all local amenities, including shops, restaurants, and transport links, including a seven minute walk to Olton train station, making it an ideal choice for those seeking a convenient and vibrant lifestyle.

Overall, this property provides a comfortable and inviting living space with modern features and a convenient location, making it a fantastic opportunity for a range of buyers. Contact us today to arrange a viewing and discover all that this wonderful apartment has to offer.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Leasehold





- Two Bedroom Second Floor Apartment
- High-Rise Building Subject To Building Safety Act 2022 (BSA)
- NO UPWARD CHAIN
- Ideal For First-Time Buyers, Investors Or Downsizers
- Property Benefits From A 139 Year Lease And £nil Ground Rent
- Surrounded By Well Maintained Communal Gardens
- Fitted Kitchen & Ample Storage Plus Large Open Plan Lounge / Dining Room
- Private Balcony With Excellent Views
- Two Generously Sized Bedrooms
- Parking & Single Garage
- Lift Access To All Floors



#### **ENTRANCE HALLWAY**

#### **KITCHEN**

11' 9" x 8' 6" (3.58m x 2.58m)

With an electric oven and gas hob

#### **LOUNGE / DINING ROOM**

20' 6" x 20' 3" (6.24m x 6.18m)

#### **BALCONY**

8' 11" x 8' 2" (2.72m x 2.48m)

#### **PRINCIPAL BEDROOM**

14' 2" x 13' 8" (4.31m x 4.16m)

#### **BEDROOM TWO**

12' 1" x 11' 2" (3.69m x 3.40m)

#### **BATHROOM**

11' 11" x 5' 6" (3.63m x 1.68m)

#### **WC**

#### **TOTAL SQUARE FOOTAGE**

99.7 sq.m (1073 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

#### **OFF STREET PARKING**

#### **COMMUNAL GARDENS**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, microwave, fridge/freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in both bedrooms.

#### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers, electricity and gas. Central heating - gas. Service charge - £2,305.00 pa. Ground rent - nil.

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

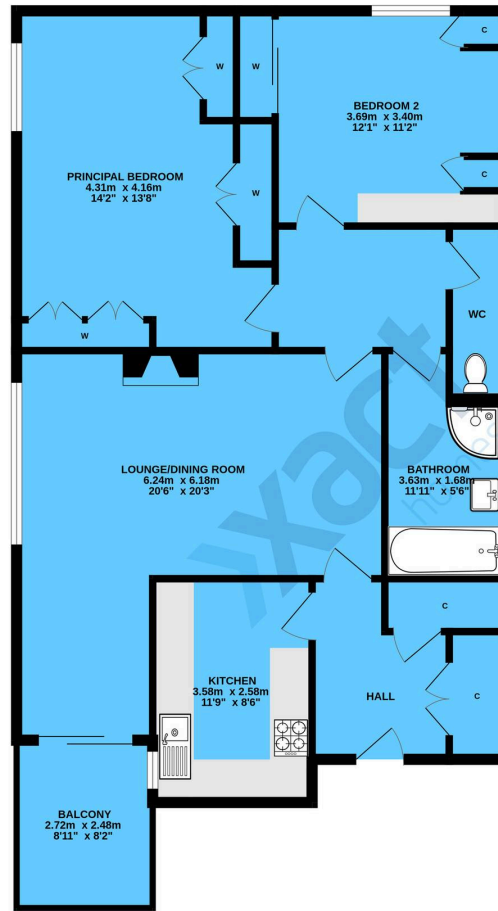
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



2ND FLOOR



TOTAL FLOOR AREA: 99.7 sq.m (1073 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2025.

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

