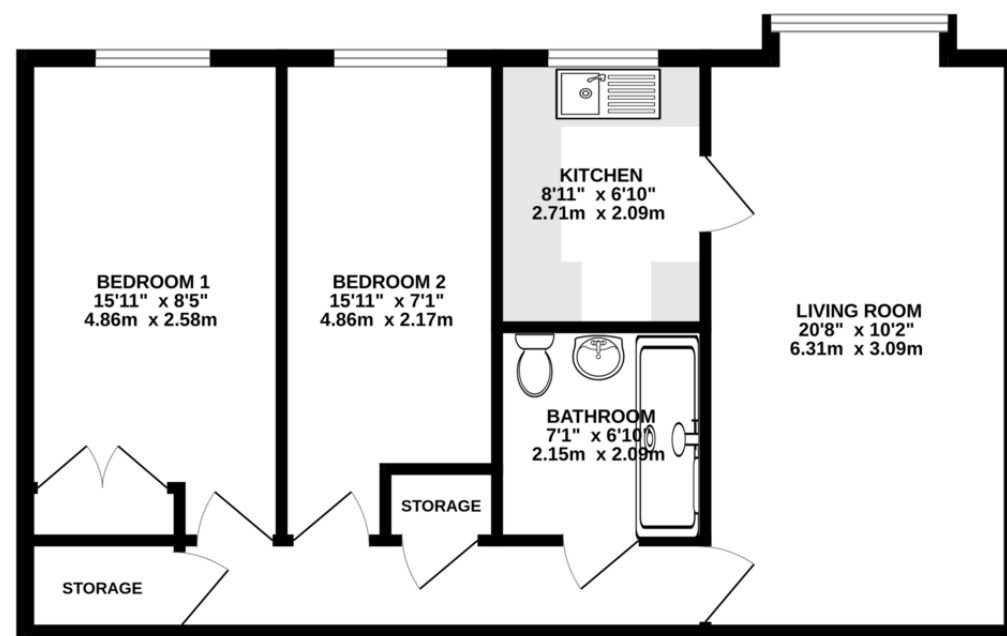




Floorplan Layout

FIRST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 sq.m.) 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 ©2026

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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 **£105,000**

- FIRST FLOOR RETIREMENT APARTMENT
- LOVELY ASPECT FROM APARTMENT
- WALKING DISTANCE TO SOLIHULL TOWN CENTRE
- ON-SITE MANAGER
- EMERGENCY PULL CORDS
- PARKING AREA
- COMMUNAL GARDENS





Fernleigh Court, Solihull, B91 2UA

Asking Price Of £105,000

Property Description

A TWO BEDROOM FIRST FLOOR APARTMENT

A two bedroom first floor apartment built for the over 55's with its own on site scheme manager. The property benefits from lift access, great view over communal gardens. The accommodation briefly comprises: communal entrance hallway, lift and stairs access, entrance hallway with cloak storage cupboard, lounge, kitchen, double bedroom, single bedroom and shower room. No upward chain.

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 With views to the front communal gardens.

KITCHEN Space for fridge/freezer, work tops and wall units.

BEDROOM ONE Double bedroom with fitted wardrobe.

BEDROOM TWO Single room with window to the front.

SHOWER ROOM/WC Walk-in shower.

COMMUNAL LOUNGE AND KITCHEN

COMMUNAL LAUNDRY FACILITIES

PARKING AREA

Length of Lease: 116 years (at 2026)

Service Charge: £3,279.24 pa



To book a viewing of this property:

Email info@ruxtonproperty.co.uk

Call +44 (0)121 704 0100

