



Chelmscote Road, Solihull, B92 8BZ  
Marketed by Tom Cooper powered by eXp



# Description

Chelmscote Road is a sought-after location, offering a peaceful residential setting with unparalleled access to local amenities. The vibrant Solihull Town Centre is just a short distance away, hosting the acclaimed Touchwood Shopping Centre, John Lewis, and a diverse selection of premium restaurants and bars.

For those who enjoy the outdoors, the nearby Olton Mere and Tudor Grange Park provide beautiful scenic walks and leisure opportunities. The location is a commuter's dream, with Olton and Solihull train stations providing direct rail links to Birmingham City Centre and London Marylebone. Furthermore, the M42 motorway is easily accessible, providing swift connections to the wider motorway network and Birmingham International Airport.

Occupying a prime position on the prestigious Chelmscote Road, this impressive first-floor apartment at Sapphire Court offers a rare combination of expansive living proportions and a highly versatile layout. The property is set within beautifully maintained communal grounds, providing a sense of tranquillity while remaining moments away from the heart of Solihull.

Upon entering, you are welcomed by a bright and spacious entrance hall featuring substantial built-in storage cupboards. This leads through to the centrepiece of the home: a vast open-plan living and dining area. This exceptional space is flooded with natural light and features large glazed doors that open directly onto a generous private balcony, perfect for outdoor relaxation. The well-appointed kitchen is fitted with a comprehensive range of wall and base units, complemented by integrated appliances and a window offering a pleasant outlook over the balcony. Uniquely, the apartment also features a dedicated study, ideal for those working from home, which also benefits from its own direct access to the balcony.

The sleeping quarters consist of two excellent double bedrooms, both of which are equipped with high-quality fitted wardrobes. Outside, the property is surrounded by stunningly landscaped communal gardens and includes the significant advantages of residents' parking and a private garage.

## Additional information

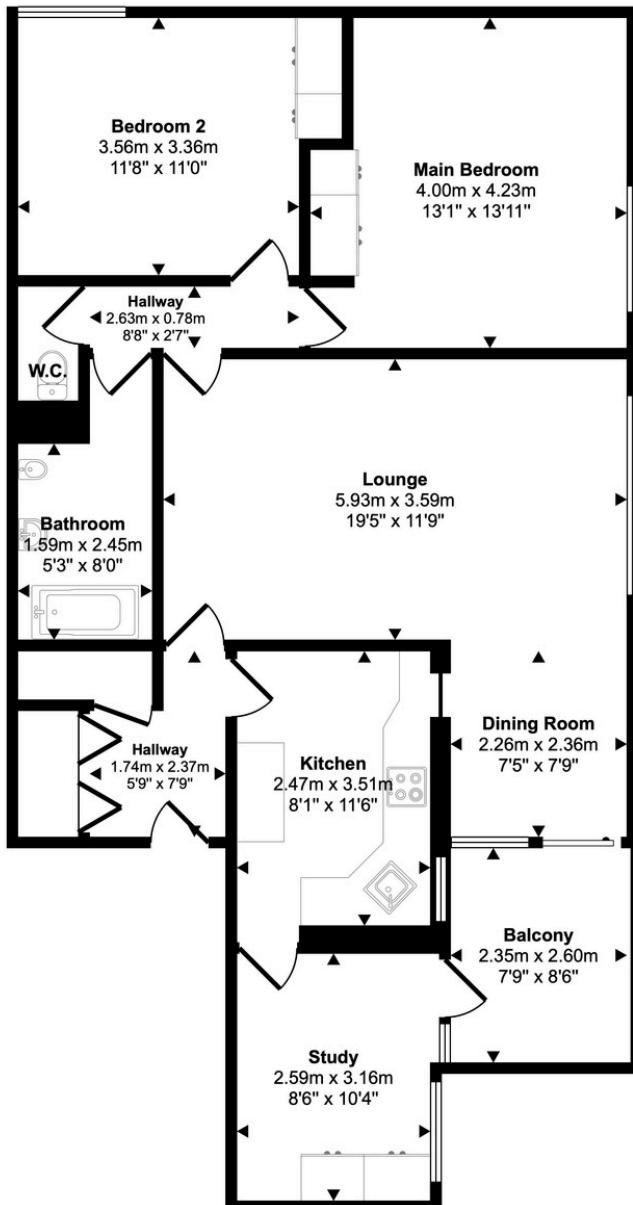
Tenure: Leasehold - 139 years remaining. Service Charge £2400 PA

Sellers Onwards Position: No onward chain

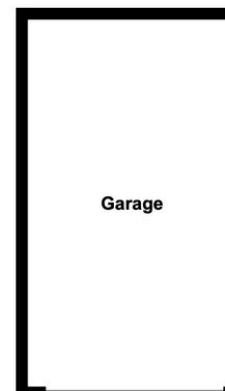
EPC Rating: TBC

Council Tax Band: C

Approx Gross Internal Area  
107 sq m / 1150 sq ft



Ground Floor  
Approx 94 sq m / 1014 sq ft



Garage  
Approx 13 sq m / 136 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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