



smarthomes

Chancel Court

Solihull

- A Spacious Three Bedroom First Floor Apartment
- Lounge Diner With Balcony
- Breakfast Kitchen
- En Suite & Family Bathroom
- Allocated Underground Parking
- No Upward Chain

£315,000

Current EPC Rating 79 (C)
Current Council Tax Band E

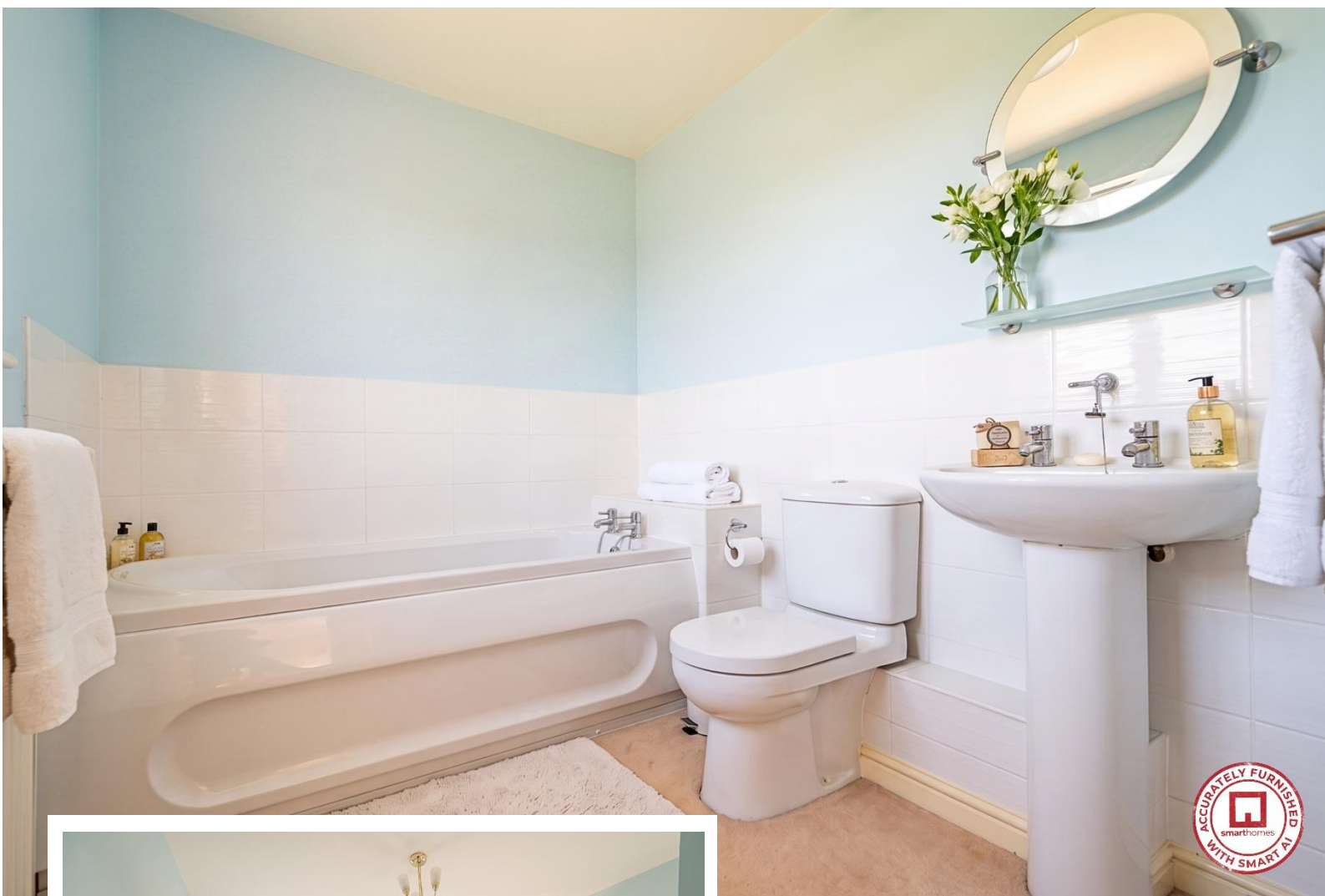




Property Description

A spacious first floor three bedroom apartment offered for sale with no upward chain and being within walking distance to Solihull Town Centre. The apartment benefits from spacious lounge/diner with balcony, breakfast kitchen, en suite and family bathroom, underground allocated parking and security intercom access

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



Rooms & Measurements

Spacious Entrance Hallway
 Lounge/Diner - 5m x 4m (16'4" x 13'1")
 Breakfast Kitchen - 4m x 3m (13'1" x 9'10")
 Master Bedroom to Side - 4.9m x 2.8m (16'0" x 9'2")
 En Suite Shower Room
 Bedroom Two to Side - 3.7m x 2.7m (12'1" x 8'10")
 Bedroom Three to Front - 4.2m x 2.8m (13'9" x 9'2")
 Family Bathroom - 2.3m x 1.9m (7'6" x 6'2")

Agents Note – Digital Furnishing

This property has been digitally furnished with the assistance of AI technology. We would advise to carefully check the marketing photos at your viewing appointment to ensure that you are happy that the fabric of the property is accurately reflected.

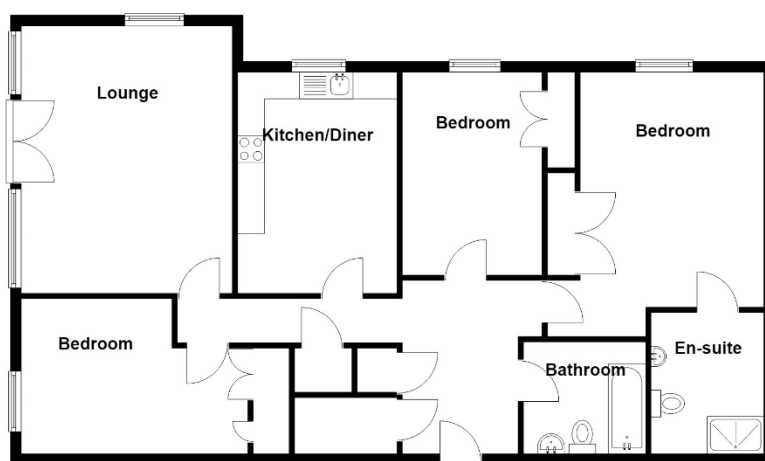
Tenure

We are advised by the vendor that the property is leasehold with approx. 102 years remaining on the lease, a service charge of approx. £2,551.14 per annum and a ground rent of approx. £150 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – E

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Second Floor
Approx. 1102.5 sq. feet



Total area: approx. 1102.5 sq. feet

316 Stratford Road
Shirley
Solihull
B90 3DN

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0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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.