

AMETHYST COURT 1-32

Chelmscote Road

Solihull

Asking Price £220,000

Description

Chelmscote Road, just off Ulverley Green Road, which is off the A41 Warwick Road within walking distance of Olton Railway Station offering services to Birmingham and beyond. Frequent bus services operate from here to the city centre of Birmingham, via Acocks Green and Olton, or in the opposite direction, passing the popular Dovehouse parade of shops, to the town centre of Solihull.

Solihull offers an excellent array of shopping facilities, adjacent to which is Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

There is easy access via Solihull Bypass to junction 5 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

The property is in one of four apartment blocks on Chelmscote Road set within delightful communal grounds with a duck pond. Amethyst Court has a secure communal entrance door gives access to the foyer with stairs and lift leading to upper floors.

Number 32 can be found on the top floor and is access via an independent door into the accommodation which comprises of a generous entrance hall with various storage options, fitted kitchen with a range of integrated appliances and breakfast bar, large open plan living room with over sized windows offering a green outlook, access via sliding doors onto a good sized balcony with covered storage area.

Off the living room is an inner hall allowing access into the recently, well fitted shower room with large walk in shower, vanity storage and further access into the separate toilet. Off the hall are the two double bedrooms. Both rooms are a great size with the principle room being particularly large and benefitting from a large bank of fitted storage.

The property also has a garage with up and over door. A good sized garage with ample space for a car and further storage. There is communal parking throughout the site and well kept grounds with an attractive duck pond and occasional seating.



Accommodation

Communal Entrance Hall

Private Entrance Hall

Fitted Kitchen

12'3" x 8'4" (3.751 x 2.563)

Open Plan Living/Dining Room

19'11" x 12'3" + 8'3" x 8'4" (6.085 x 3.751 + 2.519 x 2.546)

Large Balcony

Bedroom One

13'8" x 14'1" (4.174 x 4.314)

Bedroom Two

12'0" x 11'0" (3.679 x 3.374)

Shower Room

5'6" x 11'8" max (1.697 x 3.572 max)

Separate WC

Single Garage

21'5" x 8'8" (6.533 x 2.661)

Private Grounds

Communal Parking



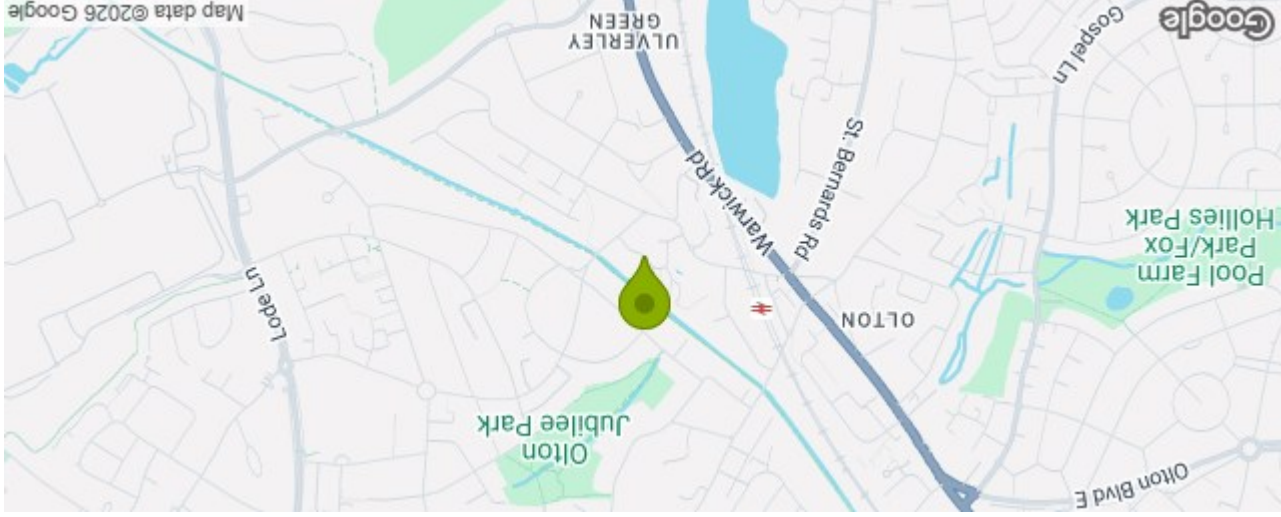
TENURE: We are advised that the property is Leasehold

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

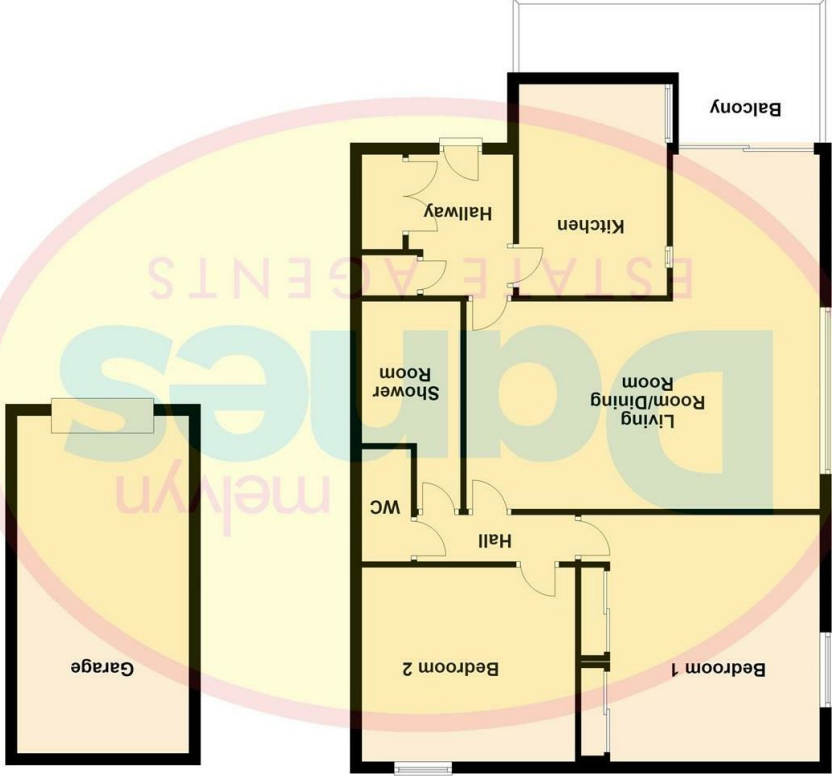
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 15/07/2025 we understand that the standard broadband download speed at the property is around 800 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

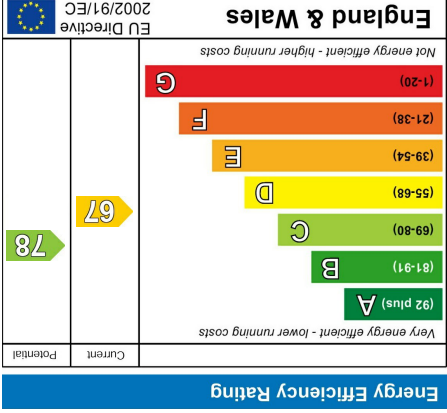
REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Fourth Floor



32 Amethyst Court Chelmscote Road Solihull Solihull B92 8BY
Council Tax Band: B



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.