



# Chelmscote Road, Solihull

## Offers Around £195,000

- FIRST FLOOR WITH LIFT TO ALL FLOORS
- BALCONY WITH GREEN OUTLOOK
- AFFORDABLE SERVICE CHARGE
- GREAT SIZED ROOMS
- CHAIN FREE
- TWO DOUBLE BEDROOMS
- SINGLE GARAGE
- EXTENDED LEASE
- CENTRAL LOCATION
- COMMUNAL PARKING



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 duck pond. Sapphire Court has a secure communal entrance door gives access to the foyer with stairs and lift leading to upper floors

### ENTRANCE LOBBY

Accessed via glazed door leading to stairs to all floor and lift.

### ENTRANCE HALL

Accessed via glazed wooden door and leading to kitchen and living dining room. Fitted with various storage cupboards and cloaks cupboard. With ceiling light and wall mounted radiator.

### KITCHEN

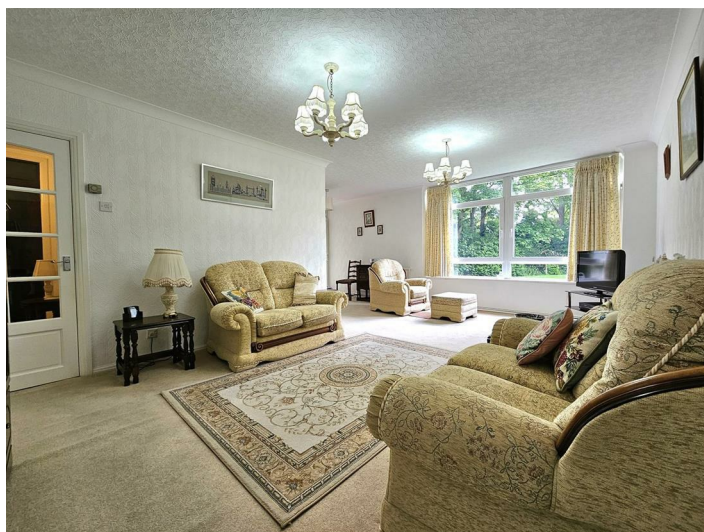
11'8" x 8'4" (3.580 x 2.555)



A fitted kitchen with a range of wall mounted and base units with work top over. With 1 bowl sink and mixer tap, space and plumbing for washing machine, dishwasher and fridge freezer. Stand alone electric oven and hob. With window over looking balcony, ceiling light and wall mounted radiator.

### LIVING/DINING ROOM

19'5" x 12'1" + 9'1" x 7'9" (5.938 x 3.697 + 2.779 x 2.377)



A large open plan living dining room with access to the inner hall and outside to the balcony via sliding doors. With Free standing electric fire place with wooden surround, window to rear elevation, ceiling lights and wall mounted radiators.

### BALCONY



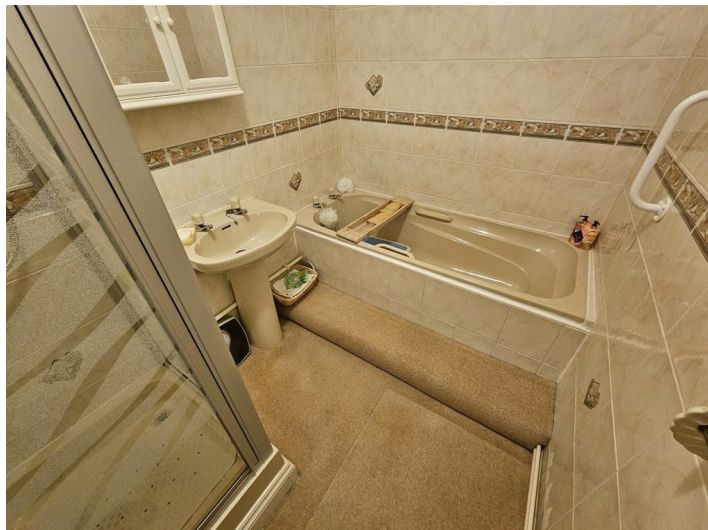
A good sized balcony with a leafy outlook. Having recently refitted balustrades with frosted glass.

### INNER HALL

Leading to the bathroom, toilet and two bedrooms.



**BATHROOM ROOM**  
**5'6" x 11'7" max (1.701 x 3.549 max)**



A fitted bathroom with shower cubicle with electric shower, wash basin and bath ceiling light and heated towel rail.

**TOILET**

A separate toilet with ceiling light

**BEDROOM ONE**  
**14'1" x 11'6" (4.301 x 3.515)**



A great sized double room with fitted closet storage. With a window to the rear elevation, ceiling light and wall mounted radiator.

**BEDROOM TWO**  
**11'1" x 11'9" (3.396 x 3.591)**



Another great sized double room with window to side elevation, built in closet storage housing the combi boiler, ceiling light and wall mounted radiator.

**GARAGE**



A single garage with up and over door.

**OUTSIDE**



With communal parking throughout the site and particularly pleasant grounds. Having various seating areas and a well managed pond with ducks.

FLOOR PLAN

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.

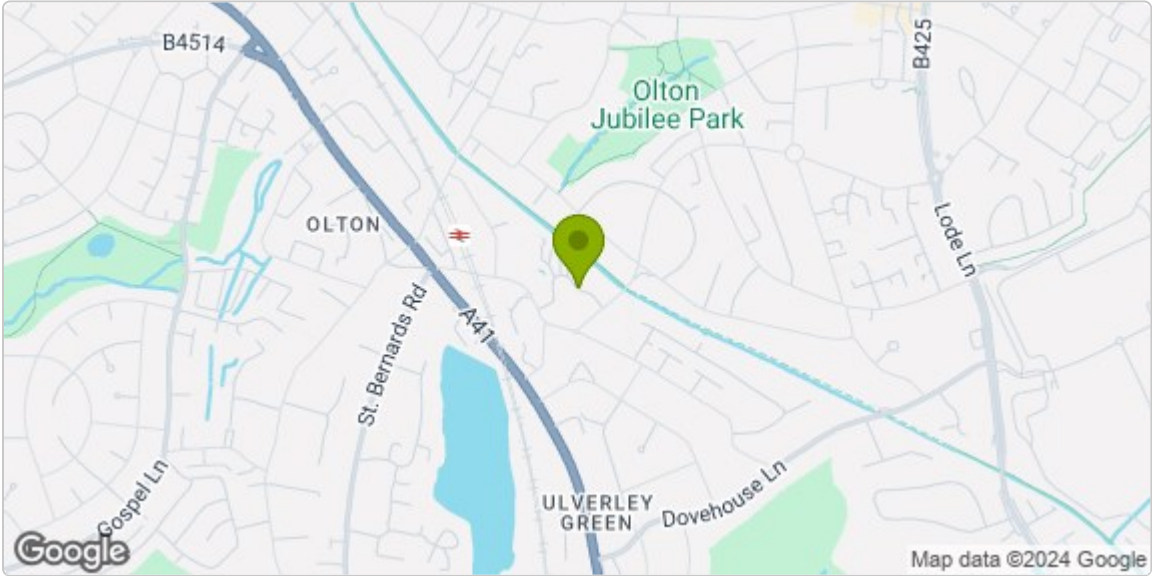


**TENURE:** We are advised that the property is Leasehold with a remaining lease term of approximately 140 years, the service charge is £935 every 6 months.

**VIEWING:** By appointment only with the office on the number below 0121 711 1712

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** 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, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
20 Sapphire Court Chelmscote  
Road Solihull Solihull B92 8BZ

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC