

£157,000



Flat 29 Cherrywood Court, Solihull, West Midlands B92 8RS

- **First Floor Flat**
- **Lounge/Dining Room**
- **Bathroom With A Separate W.C**
- **Double Glazed Windows**
- **Energy Rating C**
- **Two Bedrooms**
- **Kitchen/Breakfast Room**
- **Gas Central Heating**
- **NO CHAIN**



APPROACH

Front:

The property is set back from the road behind communal gardens, parking bays and a pathway which leads to the communal entrance door with a security intercom system. Leading from the foyer the stairs rise to the first floor landing with a storage cupboard to the side of the main reception door.

Hallway:

Having a hardwood framed effect door with spy hole glass inset to the front, wall mounted intercom system, ceiling light point, tiling to the floor and doors leading off to:

Kitchen/Breakfast Room:

12' 2" max x 11' 9" max (3.71m x 3.58m)

UPVC double glazed windows to the front, a range of oak effect and glass display units of wall, drawer and base units with roll edged worksurfaces over, a one and a quarter sink and drainer with a mixer tap over, four ringed gas hob with an extractor hood and light above, integral oven and grill, plumbing for a washing machine, space for a tall fridge/freezer and table and chairs, radiator, two ceiling spotlights, tiling to the floor and a door to a storage cupboard housing the Worcester Bosch central heating boiler.

Lounge/Dining Room:

18' 1" x 13' 3" (5.51m x 4.04m)

UPVC double glazed windows to the rear, radiator, two ceiling light points, door to the Hallway and a door into:

Inner Lobby:

Having a ceiling light point, wood effect laminate flooring and doors leading off to:

Bedroom One:

12' 3" max x 10' 6" max (3.73m x 3.20m)

UPVC double glazed windows to the front, radiator, ceiling spotlights and built-in wardrobes with louvre door fronts.

Bedroom Two:

11' 9" x 9' 1" (3.58m x 2.77m)

UPVC double glazed window to the rear, radiator and a ceiling light point.

Bathroom:

UPVC double glazed opaque window to the side, a panelled bath with chrome hot and cold taps, pedestal wash hand basin with chrome hot and cold taps, radiator, tiling to the walls and floor and a ceiling light point.

Separate W.C:

UPVC double glazed opaque window to the side, low flush w.c, half height tiling to the walls and tiling to the floor.

Viewings:

To view this property please contact our office on 0121 700 1414 or email us on

property@sydneymitchell.co.uk

Tenure:

We are advised by the vendor that the property is LEASEHOLD (To be verified by your solicitor)

Lease has approx. 84 years remaining (To be verified by your solicitor)

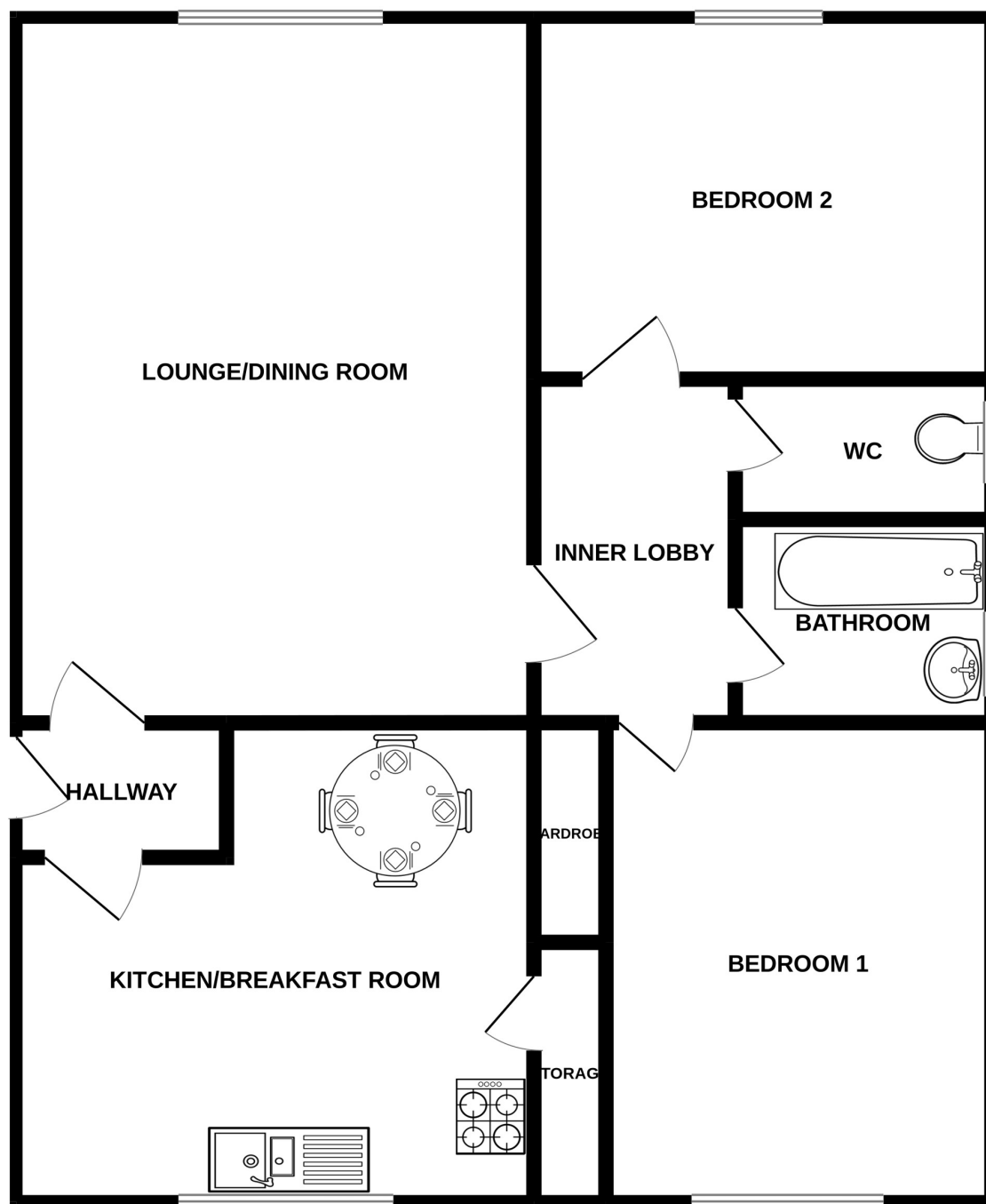
Ground Rent: £10 per annum:

Service Charge:

£355.08 Quarterly (To be verified by your solicitor) Council Tax Band: B (To be verified by your solicitor)

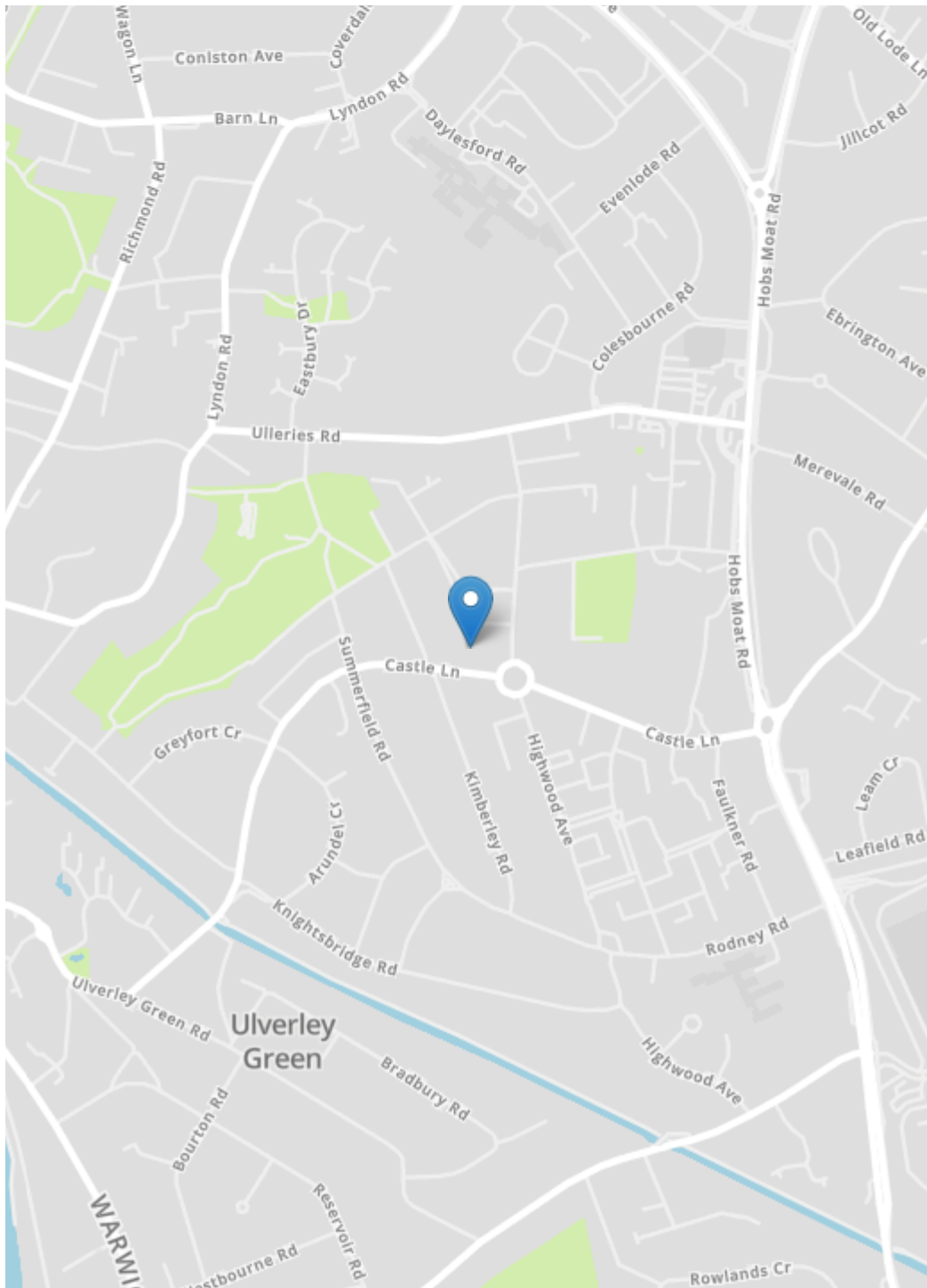



GROUND FLOOR



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.
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Solihull offers a wide range of first class shopping facilities and the renowned Touchwood shopping centre which includes the John Lewis department store. There is a leisure/swimming pool and athletic centre situated at Tudor Grange Park and a host of cultural amenities including the Library Theatre and cinema complex. Solihull is an extremely sought after residential area with first class state and private schools to suit all age groups. It is only 8 miles south of Birmingham and on the fringes of outstanding open countryside. Solihull Station provides regular services to Birmingham whilst the NEC and Birmingham International Airport are approximately a 10 minute drive away. The excellent motorway network, accessed via Junction 5 of the M42, provides fast links to all corners of the country via the M40, M5, M6 and M1.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a lazer distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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