



Kelvedon Grove, Solihull

Asking Price £150,000

- SECOND FLOOR
- TWO BEDROOMS
- WELL PRESENTED
- OFF ROAD PARKING
- COMMUNAL WASH AND LOUNGE FACILITIES
- LIFT TO ALL FLOORS
- WET ROOM SHOWER
- OVER 55'S RETIREMENT
- ATTRACTIVE COMMUNAL GARDENS
- VIEWS OVER THE FRONT

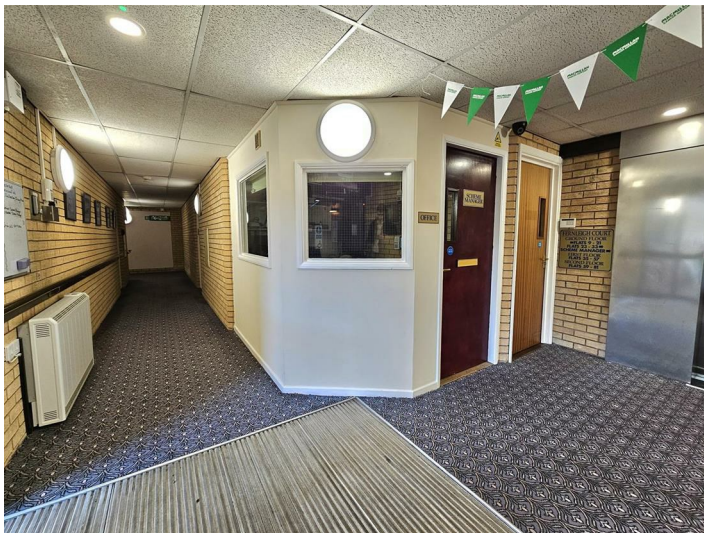
Fernleigh Court offers independent living accommodation for the over 55's with the support of a part time house manager and the benefit of communal facilities including residents lounge and laundry.

The complex is sited in Kelvedon Grove just off Lode Lane close to the town centre of Solihull with its wide choice of shopping facilities and main line London to Birmingham railway station.

Regular bus services operate along Lode Lane to the town centre and its surrounding suburbs and on in to the city centre of Birmingham via the A45 Coventry Road. The A45 also gives access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This purpose built retirement development is approached via a communal pathway and communal gardens to a main communal entrance door with security intercom system. The house manager's office will be found on the ground floor adjacent to the lift giving access to the upper floors. Number 77 is sited on the second floor and has an entrance door leading to the accommodation.

COMMUNAL LOBBY AND LOUNGE



A secure communal entrance allowing access to the stairs and lifts to all floors and through to the communal lounge.



ENTRANCE HALL

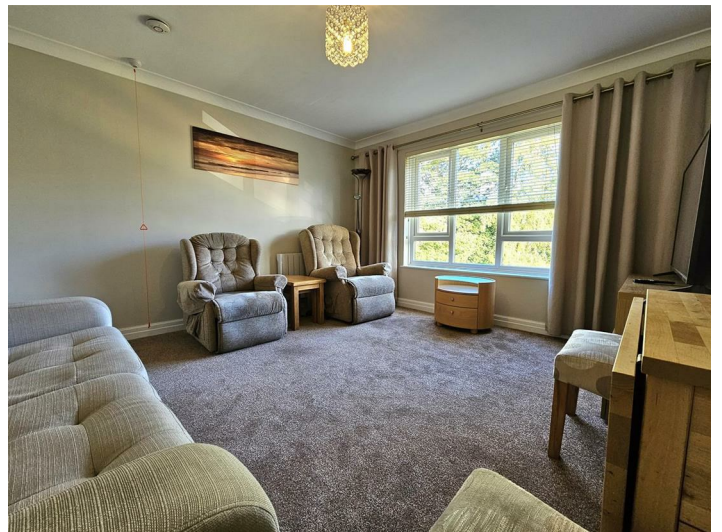
A through hallway allowing access to all rooms. with ceiling light, wall mounted heater. With access into storage cupboard and loft space.

LIVING ROOM

12'11" x 11'9" (3.956 x 3.583)



A bright living room with views over the front elevation. Tastefully decorated and having ceiling light and wall mounted electric heater.



KITCHEN
10'10" x 6'10" (3.326 x 2.105)



A fitted kitchen with a range of wall mounted and base units with worktop over. Having a range of integrated appliances including Electric oven and hob with extractor, 1 bowl sink with mixer tap, space and plumbing for washing machine, space and plumbing for fridge freezer. With window to front elevation, ceiling light and wall mounted heater.

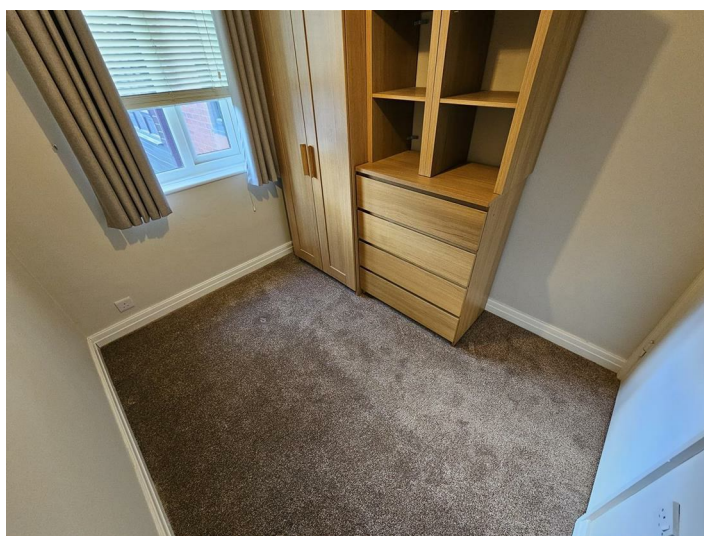
BEDROOM ONE
11'9" x 10'5" (3.586 x 3.178)



A great sized double room with window to front elevation. With built in storage cupboard ceiling light and wall mounted heater.

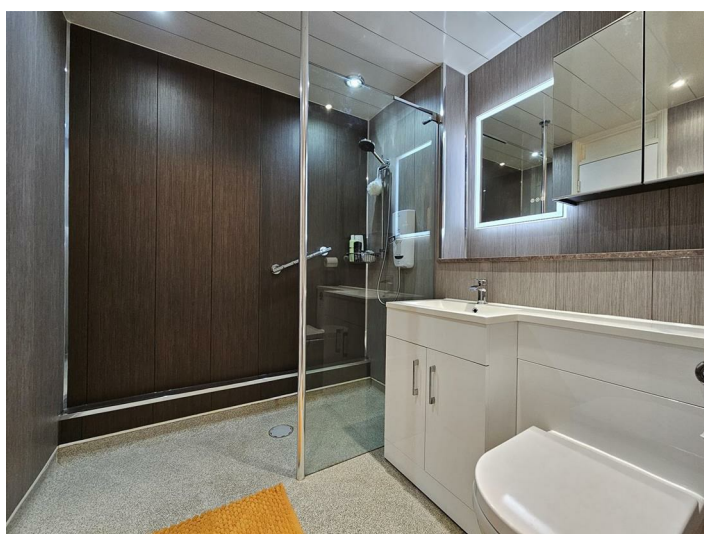


BEDROOM TWO
8'4" x 6'9" (2.559 x 2.082)



A smaller room with a window to the side elevation and ceiling light. An ideal room for office space or can comfortably house a single bed and side furniture.

SHOWER ROOM
7'0" x 7'0" (2.156 x 2.146)



A wet room style fitment with large walk in electric shower with glass screen, toilet and wash basin with vanity storage and LED electric mirror. Having access into large storage cupboard, led lighting and wall mounted heater.

OUTSIDE



With well kept communal gardens to the front and rear of the property. Having communal parking and recently installed lighting.



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.



LOCATION

Leaving the town centre of Solihull via Lode Lane take the second turning on the left hand side into Kelvedon Grove. The complex is entered via a communal entrance door with security intercom system and number 77 will be found on the second floor.

TENURE

We are advised the property is lease hold with 117 years remaining on the lease with an annual service charge of £2912.40. This has not been verified.

VIEWING

By appointment only please with the Solihull office on 0121 711 1712

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THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:
Flat 77 Fernleigh Court
Kelvedon Grove Solihull
Solihull B91 2UA

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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