



melvyn  
**Danes**  
ESTATE AGENTS



Kelvedon Grove

Asking Price £150,000



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 43 is sited on the first floor and has an entrance door leading to the accommodation.

The accommodation is well fitted benefitting from a new shower, fitted kitchen, built in storage, tasteful decoration and pleasant views over the rear communal gardens.





## ACCOMMODATION

Communal Entrance Hall

Private Entrance Hall

Living Room

11'7" x 12'11"

Kitchen Breakfast room

6'11" x 10'10"

Bedroom One

11'8" x 10'5"

Bedroom Two

8'4" x 6'9"

Shower Room

7'1" x 6'10"

Communal Washing Room

Communal Living Room

Well Kept Gardens And Grounds

Off Road Residence Parking





### 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 43 will be found on the first 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

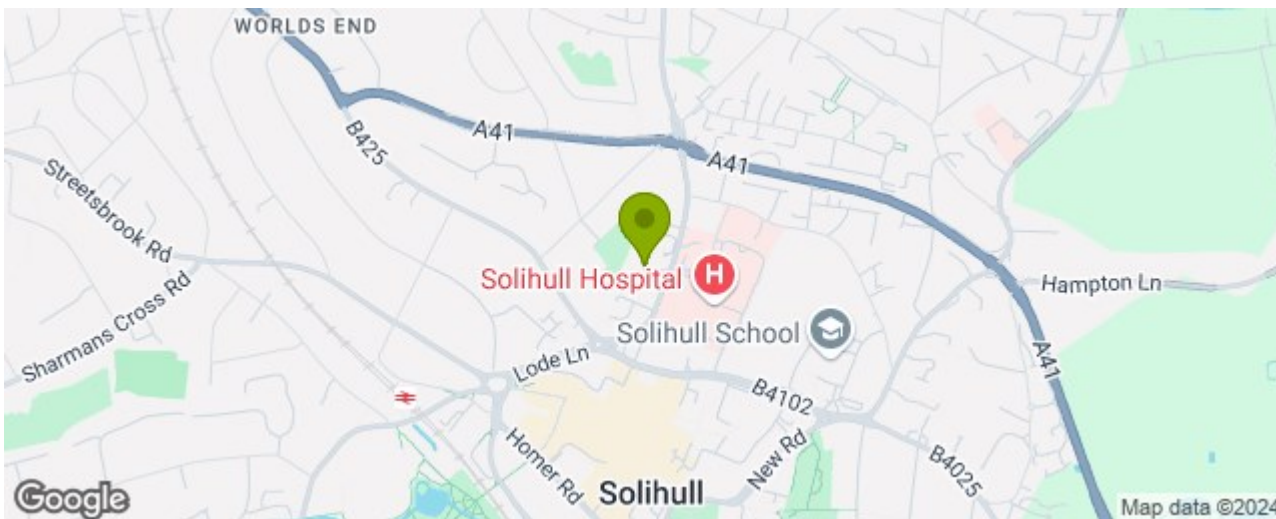
By appointment only please with the Solihull office on 0121 711 1712

### 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.

**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.

### Ground Floor



### Fernleigh Court Kelvedon Grove Solihull B91 2UA 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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