



smarthomes

## Fentham Court

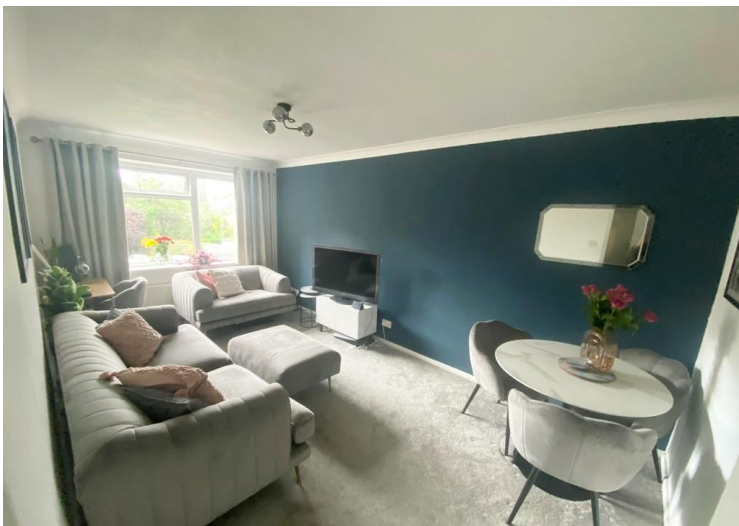
Ulverley Crescent, Solihull, B92 8BD

- A Well Presented First Floor Apartment
- Two Double Bedrooms
- Breakfast Kitchen
- Modern Bathroom
- Garage En-Bloc

**£175,000**

EPC Rating TBC

Current Council Tax Band B





## Property Description

Conveniently situated with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. Olton Railway Station is situated at the end of St Bernards Road from where the commuter service provides access to Birmingham City Centre and in the opposite direction to London Marylebone via Solihull Railway Station. There is a wide selection of shops along the A41 Warwick Road including the popular Dovehouse Parade and an excellent choice of shops can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store.



The property is accessed via secure entrance with stairs rising to this first floor apartment with private front door leading through to

**Private Hallway**

With ceiling light point, coving to ceiling, under-floor heating, two storage cupboards and doors leading off to

**Bedroom Two to Front**

11' 1" x 8' 0" (3.38m x 2.44m) With double glazed window to front elevation, ceiling light point, coving to ceiling, built-in wardrobe and radiator



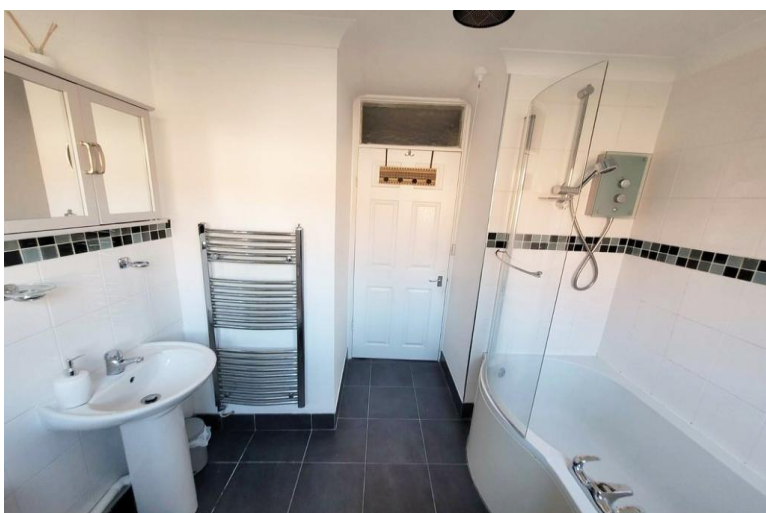
**Bedroom One to Rear**

11' 0" x 9' 5" (3.35m x 2.87m) With double glazed window to rear elevation, radiator, coving to ceiling, ceiling light point, radiator and fitted wardrobes



**Bathroom to Front**

7' 7" x 5' 8" (2.31m x 1.73m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with centralised mixer tap, electric shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to water prone areas, tiled flooring, obscure double glazed window to front, ladder style radiator, ceiling light point and coving to ceiling



**Breakfast Kitchen to Front**

11' 2" x 7' 0" (3.4m x 2.13m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, breakfast bar area, four ring hob with stainless steel splashback and extractor canopy over, inset electric oven, space and plumbing for washing machine and dishwasher, integrated fridge and freezer, tiled flooring, ceiling light point, coving to ceiling and double glazed window to front elevation



**Attractive Lounge Diner to Rear**

16' 7" x 9' 1" (5.05m x 2.77m) With ceiling light point, coving to ceiling, double glazed window to rear elevation and radiator

**External**

With garage en-bloc, off road parking and well maintained communal gardens

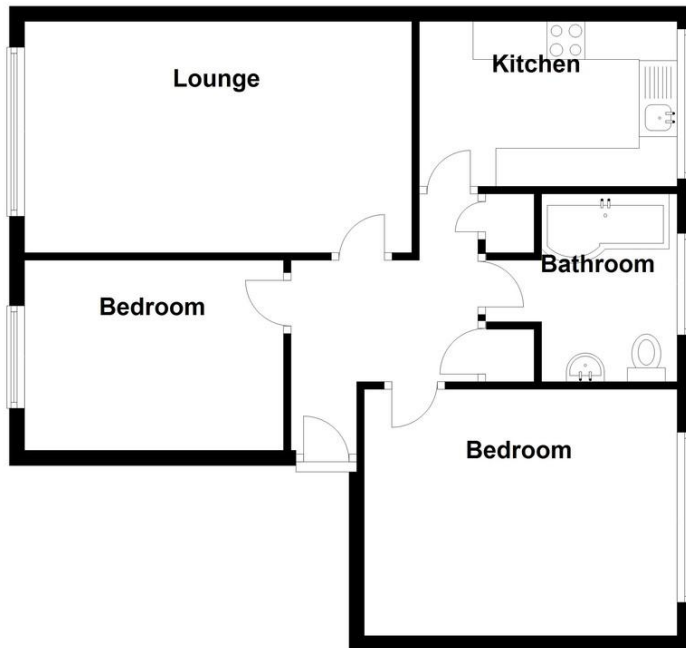
**Tenure**

We are advised by the vendor that the property is leasehold with approx. 146 years remaining on the lease with a service charge of approx. £1,392 per annum and no ground rent payable, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - B



**First Floor**

Approx. 58.6 sq. metres (630.3 sq. feet)



Total area: approx. 58.6 sq. metres (630.3 sq. feet)

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Salihull  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.