



12 SAPPHIRE COURT, CHELMSCOTE ROAD, SOLIHULL, B92 8BX  
PURCHASE PRICE £150,000



## PROPERTY OVERVIEW

An ideal opportunity to purchase this spacious third floor flat which would be ideal for any cash purchaser. The flat currently has a short lease and is tenanted and would be ideal for an investor. The accommodation briefly comprises of:- entrance hall, L shaped lounge/dining room, balcony, fitted kitchen, two bedrooms, bathroom, separate wc, communal gardens and garage. Sapphire Court is well located for local shops, schools and public transport and is within easy walking distance of Olton railway station. The accommodation in more detail affords:-

## ACCOMMODATION ON THE THIRD FLOOR

Approached via the communal entrance hall with staircase and lift.

### FLAT 12

With front door giving access through to:-

### ENTRANCE HALL

With useful storage cupboards, power points, security intercom phone and leading to:-

### KITCHEN

11' 8" x 9' 0" (3.56m x 2.75m) Having an inset one and a half bowl sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, integrated electric hob with oven beneath, plumbing for a washing machine, UPVC double glazed window, central heating radiator and power points.

### L SHAPED LOUNGE/DINING ROOM

20' 7" x 19' 9" (6.28m x 6.04m) (max) Double glazed window, two central heating radiators, door leading out to the balcony and power points.

### BALCONY

With views overlooking the communal grounds.

### BEDROOM ONE

14' 1" x 13' 7" (4.30m x 4.16m) (max) Double glazed window, central heating radiator, built in double wardrobe and power points.

### BEDROOM TWO

12' 0" x 11' 2" (3.66m x 3.42m) Built in double wardrobe with cupboards over, double glazed window, wall mounted Ferroli gas central heating boiler, central heating radiator and power points.

### SEPARATE WC

With low flush wc and central heating radiator.

### BATHROOM

Being fully tiled, comprising of a corner bath with Triton electric shower over, vanity wash basin, central heating radiator and extractor fan.

## OUTSIDE

## COMMUNAL GARDENS

There are communal gardens for all flats which are mainly lawn, shrubs and mature trees.

## GARAGE

Situated en bloc?

## TENURE

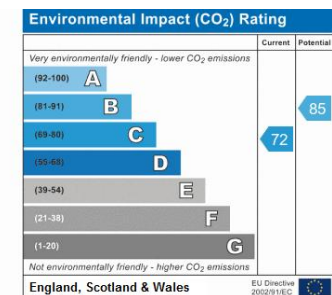
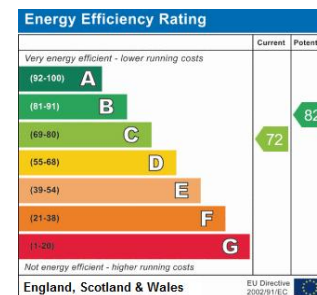
Leasehold

## VIEWING

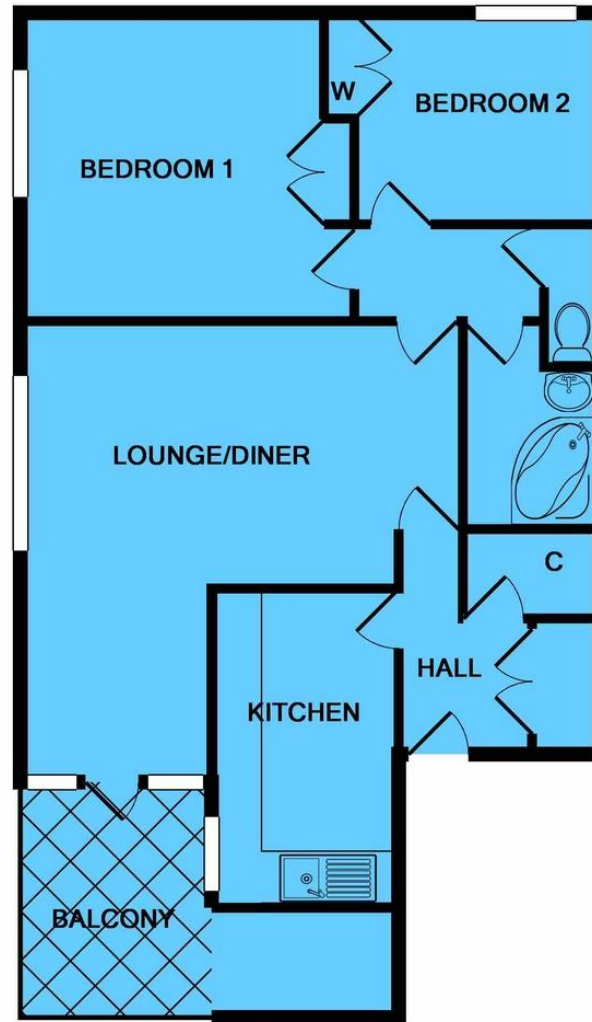
Via Xact Homes on 0121 712 6222

## COUNCIL TAX

Please refer to [www.vo.a.gov.uk](http://www.vo.a.gov.uk) or phone 0121 704 6000 for more information.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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