



melvyn  
**Danes**  
ESTATE AGENTS



Fernleigh Court, Kelvedon Grove  
Solihull  
Asking Price £132,000

## Description

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 49 is sited on the first floor and has an entrance door leading to the accommodation which comprises of entrance hall with various storage options, living/dining room with access into the fitted kitchen that offers a range of integrated and free standing appliances. Two bedrooms one of which is a great sized double with fitted storage and the wet room style shower room with easy access shower and storage.



**Accommodation**

**Communal Entrance**

**Entrance Hall**

**Living/Dining Room**

10'1" x 19'1" (3.087 x 5.837)

**Fitted Kitchen**

8'1" x 7'3" (2.474 x 2.220)

**Shower Room**

5'8" x 6'6" (1.744 x 1.999)

**Bedroom One**

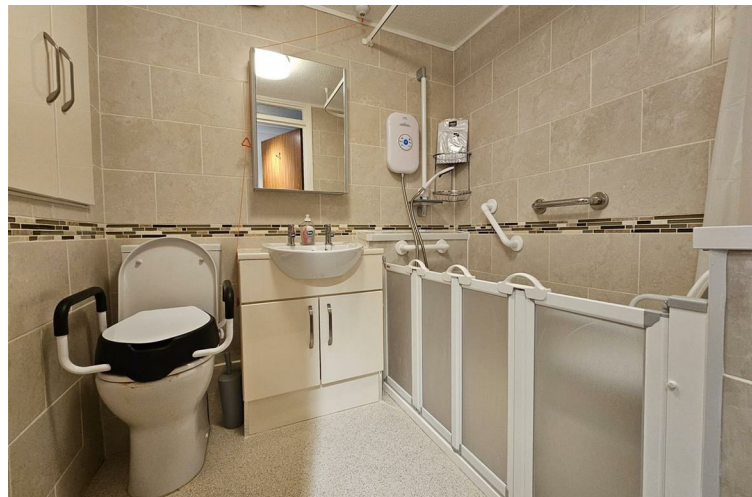
13'7" x 8'5" (4.157 x 2.585)

**Bedroom Two**

6'5" x 13'7" (1.975 x 4.163)

**Communal Ground**

**Off Street Parking**



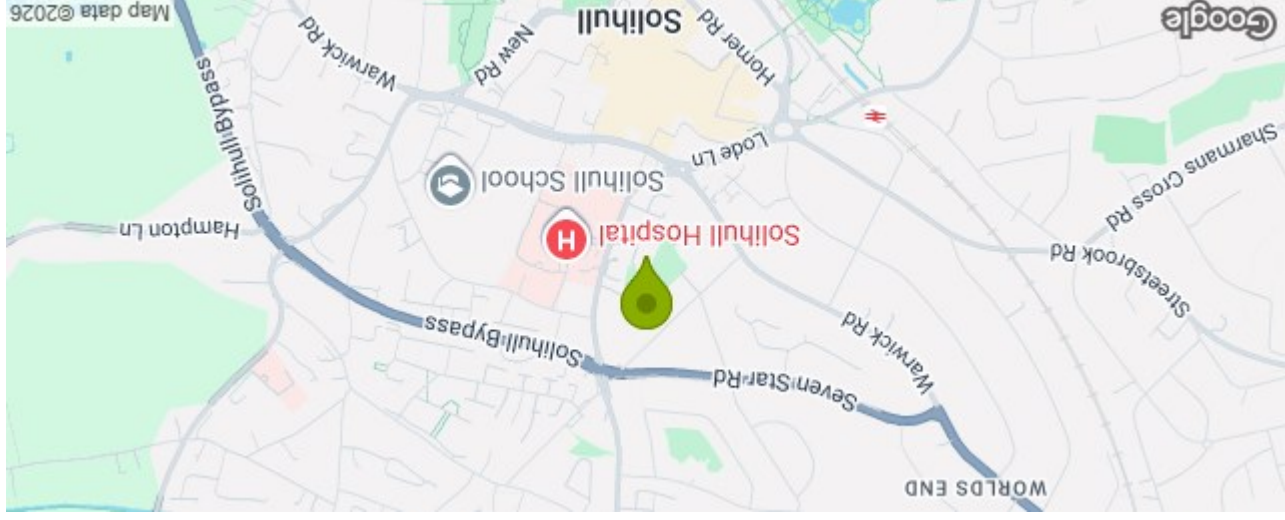
TENURE: We are advised that the property is Leasehold with 999 years from March 1987.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 28/02/1016 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

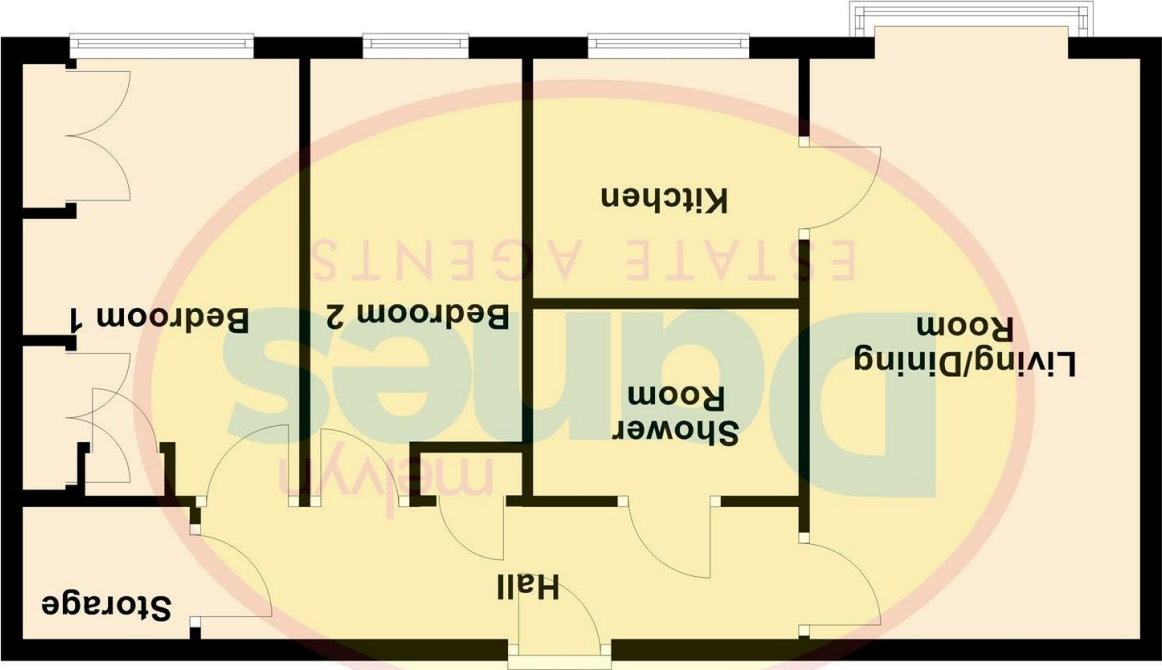
**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



49 Fernleigh Court Fernleigh Court, Kelvedon Grove Solihull  
Solihull B91 2UA  
Council Tax Band: C

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

### Ground Floor



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.