



smarthomes

Elmdon Close

Solihull, West Midlands, B92 9HP

- A Beautifully Presented First Floor Maisonette
- Two Bedrooms
- Open Plan Lounge/Re-Fitted Kitchen
- Re-Fitted Family Bathroom

£175,000

EPC Rating - 57

Current Council Tax Band - A





Property Description

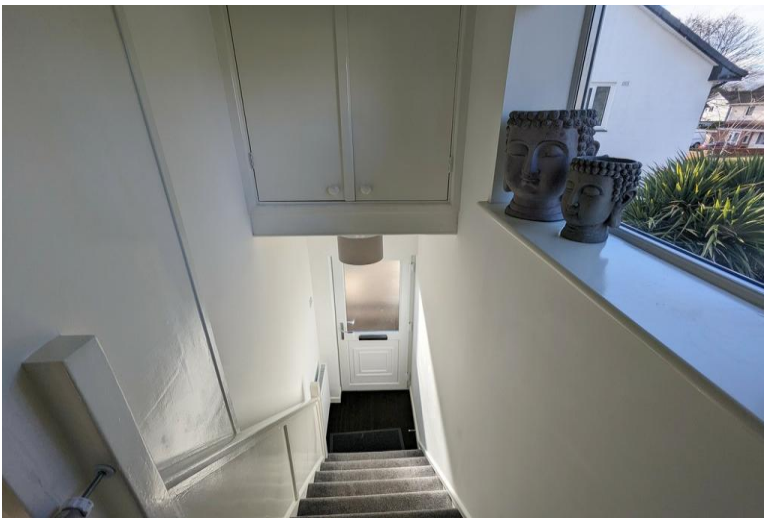
Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



The property is set back from the road behind a shared concrete driveway providing off road parking with a laid lawn area and a paved footpath extending to a UPVC double glazed door leading into

Entrance Hallway

With ceiling light point, radiator and stairs rising to



Landing

With ceiling light point, UPVC double glazed window to front, storage cupboard, laminate flooring, radiator and doors leading off to

Open Plan Lounge/Re-Fitted Kitchen

Lounge Area

11' 7" x 9' 10" (3.53m x 3m) With double glazed window to rear elevation, radiator, laminate flooring, ceiling light point and opening into



Re-Fitted Kitchen to Rear

9' 11" x 7' 4" (3.02m x 2.24m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Integrated fridge and freezer, integrated washer/dryer, concealed wall mounted gas central heating boiler, metro tiling to splash back areas, laminate flooring, ceiling spot lights and a double glazed window to the rear aspect



Bedroom One to Front

11' x 9' 6" (3.35m x 2.9m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Two to Side

8' 10" x 7' 2" (2.69m x 2.18m) With double glazed window to side elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Side

6' 9" x 5' 3" (2.06m x 1.6m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling light point and two obscure double glazed windows to the side elevation

Rear Garden

Being mainly laid to lawn with panelled fencing to boundaries and brick built storage shed

Tenure

We are advised by the vendor that the property is leasehold with approx. 86 years remaining on the lease, a service charge of approx. £10 per annum and a ground rent of approx. £349 per annum 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 – A.

