



smarthomes

Elm Road

Blythe Valley, Solihull

- A Very Well Presented Three Bedroom Family Home
- Modern Fitted Kitchen & Lounge/Diner
- Pleasant Rear Garden
- Driveway Parking

100% Share - £365,000

40% Share - £146,000

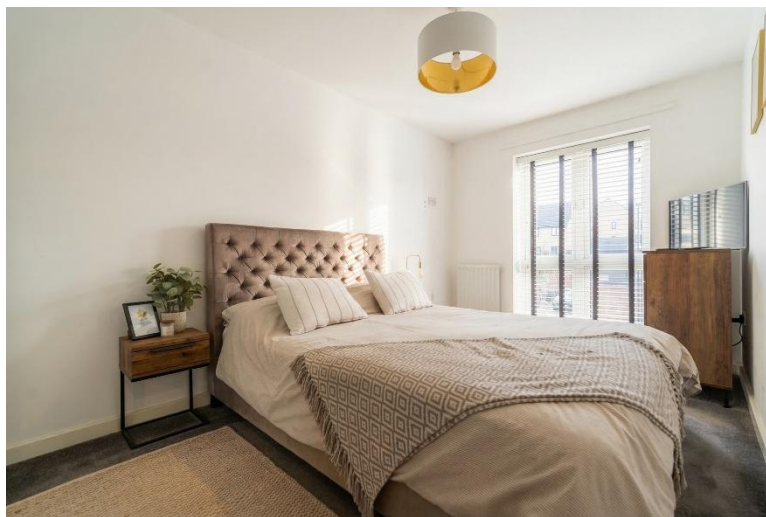
Current EPC Rating – B Current Council Tax Band – D





Property Description

A well presented and recently constructed semi-detached family home benefiting from no upward chain and offering accommodation comprising a spacious lounge/diner, fitted kitchen, guest W.C, three bedroom, family bathroom, rear garden and driveway parking



Rooms & Measurements

Spacious Lounge/Diner to Rear 5.28m x 4.83m (17'4" x 15'10")

Kitchen to Front 3.58m x 2.36m (11'9" x 7'9")

Bedroom One to Front 4.55m x 2.49m (14'11" x 8'2")

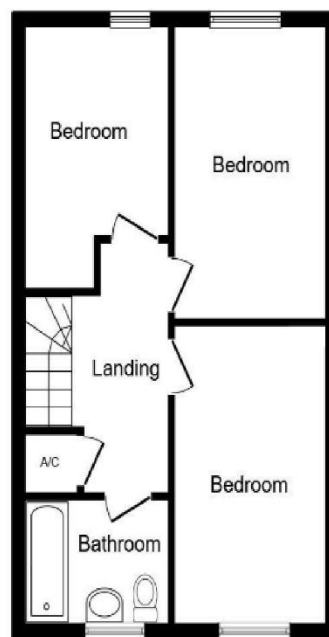
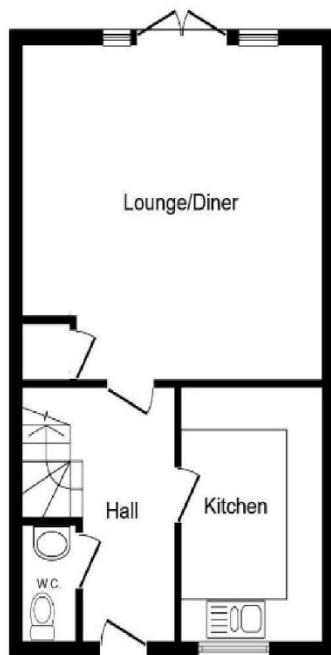
Bedroom Two to Rear 4.17m x 2.51m (13'8" x 8'3")

Bedroom Three to Rear 2.95m x 2.06m (9'8" x 6'9")

Family Bathroom to Front

Tenure

We are advised by the vendor that the property is leasehold with 119 years remaining on the lease. There are further charges of £550.54 PCM rent for remaining 60% share, £21.66 PCM service charge, £16.31 PCM buildings insurance and £5.36 PCM management fee. We are further advised by the vendor that the property will be sold with the benefit of the freehold for an outright purchase. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – D



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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 are 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.