



ELMS CLOSE, SOLIHULL, B91 2ND
ASKING PRICE OF £375,000



»X Four Bedroom Semi-Detached

»X Early Viewing Essential

»X Spacious Accommodation

»X Living Room

»X Kitchen/Diner

»X Modern Bathroom

»X Gas Central Heating/Double Glazing

»X Garage

»X South Facing Rear Garden

PROPERTY OVERVIEW

Situated within easy walking distance of Solihull Town Centre, an ideal opportunity to purchase this spacious four bedroom semi-detached which must be viewed internally to be appreciated. The property benefits from gas central heating, double glazing and has the added attraction of a south facing rear garden. The accommodation briefly comprises of: canopy porch, entrance hall, living room, spacious kitchen/diner, utility, four bedrooms, modern bathroom, garage and south facing rear garden.

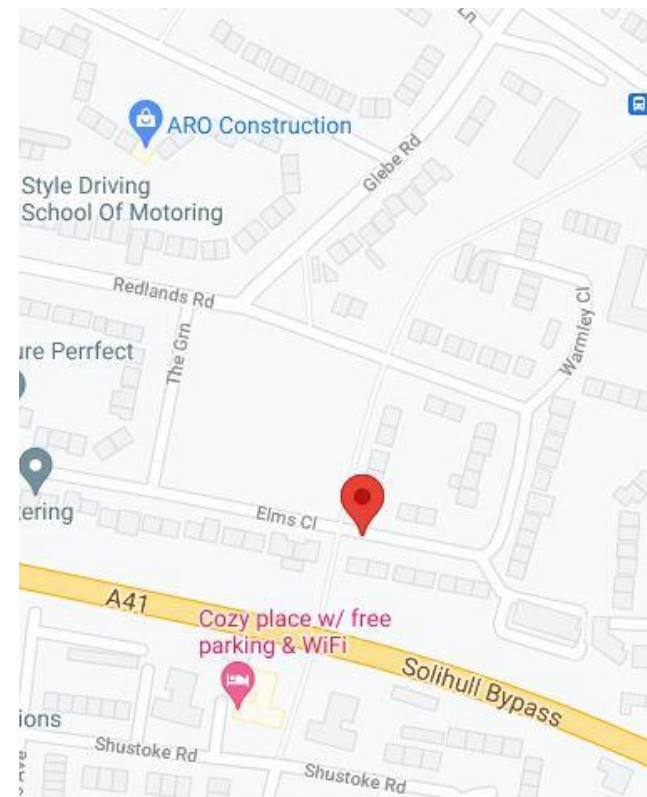
PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX	Band D
TENURE	Freehold
SERVICES	Mains gas, electricity and sewers
BROADBAND	Sky - Fibre optic
LOFT SPACE	Boarded with ladder and lighting
GARDEN	South facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, curtains, blinds and lighting, fitted wardrobes in four bedrooms, garden shed and Swann CCTV.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

CANOPY PORCH

ENTRANCE HALL

15' 3" x 6' 6" (4.66m x 2.00m)

LIVING ROOM

19' 5" x 11' 10" (5.94m x 3.63m)

KITCHEN/DINER

15' 11" x 14' 10" (4.86m x 4.54m)

UTILITY

WC

INTEGRAL GARAGE

9' 1" x 20' 1" (2.77m x 6.13m)

FIRST FLOOR

BEDROOM ONE

12' 0" x 10' 1" (3.67m x 3.09m)

BEDROOM TWO

10' 10" x 9' 6" (3.32m x 2.91m)

BEDROOM THREE

12' 6" x 7' 7" (3.83m x 2.32m)

BEDROOM FOUR

10' 11" x 6' 7" (3.34m x 2.03m)

BATHROOM

7' 6" x 5' 4" (2.30m x 1.64m)

OUTSIDE THE PROPERTY

OFF ROAD PARKING

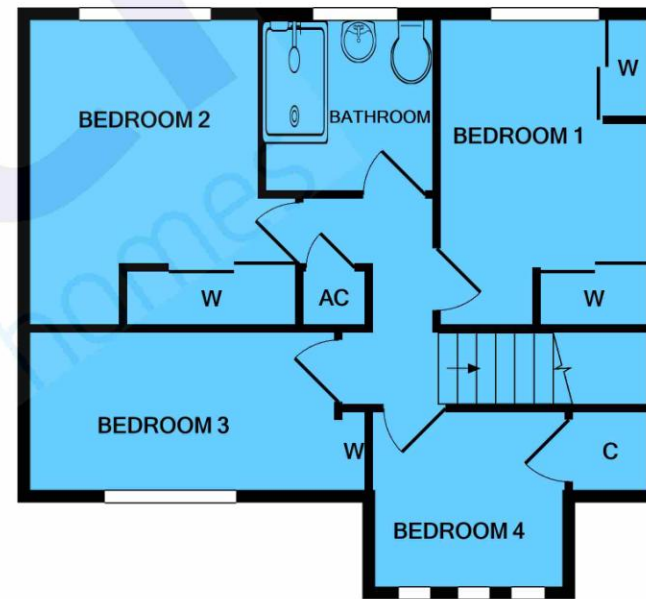
SOUTH FACING REAR GARDEN







GROUND FLOOR



1ST FLOOR

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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