



Banbrook Close

Solihull, West Midlands, B92 9NE

- A Terraced Property Requiring Modernisation
- Three Bedrooms
- Lounge Diner
- Kitchen
- West Facing Rear Garden
- Off Road Parking
- Garage
- Cul-De-Sac Location
- CASH BUYERS ONLY – 41 YEARS REMAINING ON LEASE

Auction Guide Price

£140,000

EPC Rating – 12

Council Tax Band - C

A terraced property in a cul-de-sac location requiring complete modernisation with three bedrooms, lounge diner, kitchen, bathroom, West facing rear garden, off road parking and garage.



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 lawned fore garden and paved driveway providing off road parking extending to up and over garage door and canopy porch with wall lighting and Georgian style front door leading through to

Entrance Hall

With doors leading off to



Lounge Diner

19' 8" 10" (6m x 0.25m) With window to rear elevation, door to rear garden, two ceiling light points and gas fireplace

Kitchen to Front

6' 7" x 12' 3" (2.01m x 3.73m) With window to front elevation, sink unit and ceiling strip light

Accommodation on the First Floor



Landing

With access to loft space, ceiling light point and doors leading off to

Bedroom One to Rear

8' 7" x 14' 9" (2.62m x 4.5m) With window to rear elevation and ceiling light point

Bedroom Two to Rear

10' 8" x 9' 1" (3.25m x 2.77m) With window to rear elevation and ceiling light point

Bedroom Three to Front

8' 6" x 8' 7" (2.59m x 2.62m) With window to front elevation and ceiling light point



Bathroom to Front

Being fitted with a low flush WC, panelled bath, pedestal wash basin and window to front elevation



Rear Garden

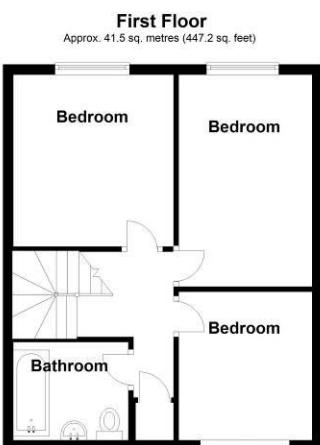
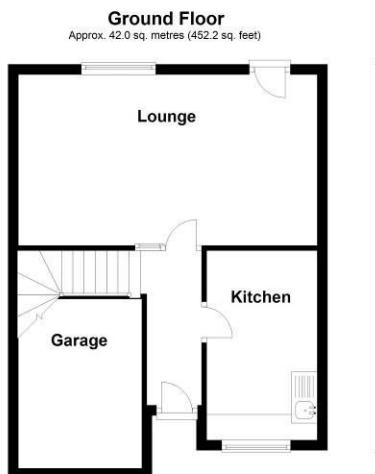
Having a private aspect to the rear and being mainly laid to lawn with patio area, shrub borders and timber shed

Garage

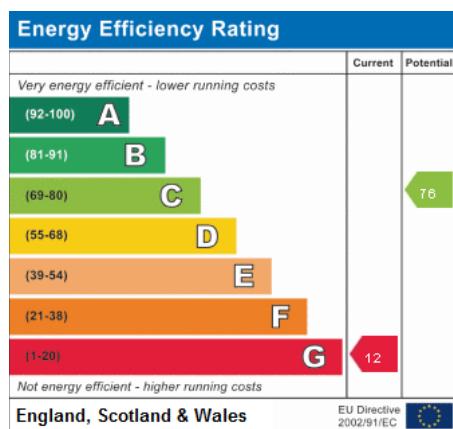
13' 4" x 7' 8" (4.06m x 2.34m) With up and over garage door to driveway, gas point, electrical fuse board and bonnet recess

Tenure

We are advised by the vendor that the property is leasehold with approx. 41 years remaining on the lease and a ground rent of approx. £40 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 Vendor



Total area: approx. 83.6 sq. metres (899.4 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements