



67A MILL LANE, BENTLEY HEATH, SOLIHULL, B93 8NN

ASKING PRICE OF £125,000

EPC: F Council Tax Band: B



Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- First Floor Masionette
- Two Bedrooms
- In Need of Total Refurbishment
- Spacious Lounge
- Garage En Bloc
- Garden Area to Rear
- Sought After Location
- Cash Buyer Only



CASH BUYERS ONLY

A two bedroom first floor maisonette, in need of complete modernisation and refurbishment, situated in a sought after location. The accommodation briefly comprises; entrance hall, stairs to first floor landing, spacious lounge, kitchen, two bedrooms, bathroom/wc, garden area to rear, garage en bloc. No Upward Chain.



ENTANCE HALL stairs leading to:

FIRST FLOOR LANDING

LOUNGE 15' 10" x 10' 3" (4.83m x 3.12m)

KITCHEN 10' 0" x 9' 8" (3.05m x 2.95m)

BEDROOM ONE 14' 2" x 10' 3" (4.32m x 3.12m)

BEDROOM TWO 10' 10" x 6' 6" (3.3m x 1.98m)

BATHROOM/WC

GARDEN AREA TO REAR

GARAGE EN BLOC

*** DRAFT DETAILS ***

Details have not been confirmed by the property owner. This is a draft copy only, therefore, we cannot confirm their accuracy.



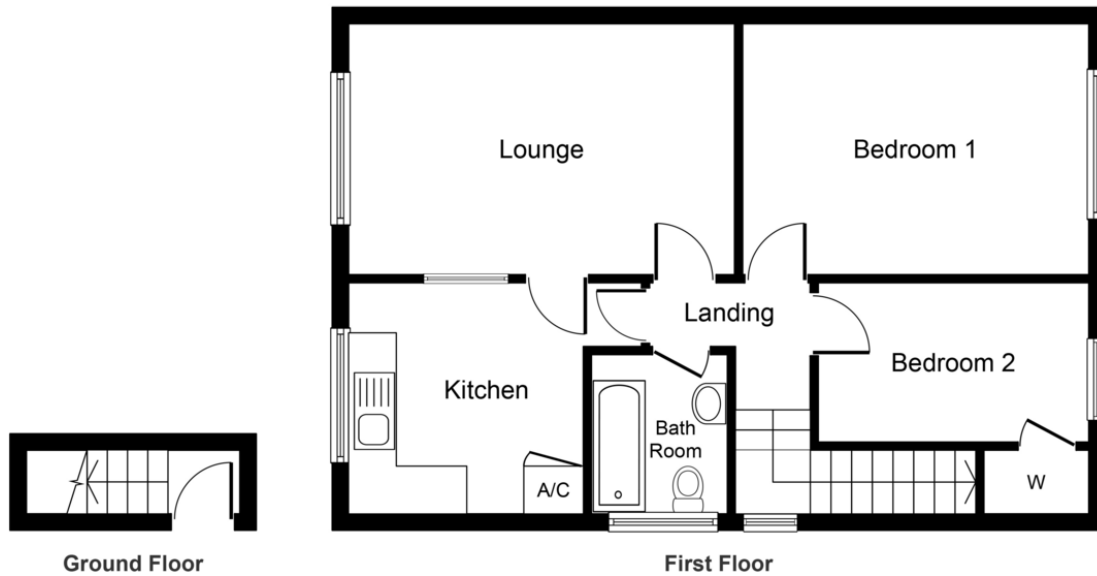
Length of Lease: 37 years (from 2023)

Service Charge: tbc

Ground Rent: tbc

Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

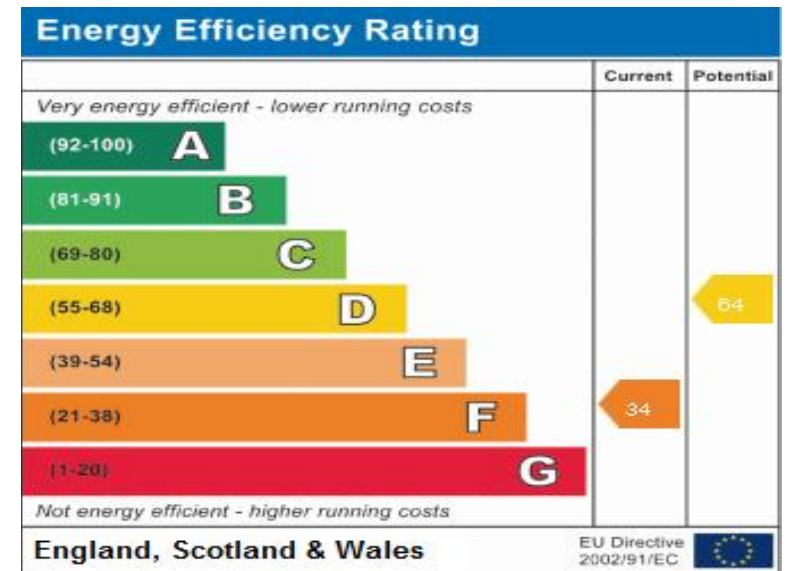




Approx. Gross Internal Floor Area 639 sq.ft. (59.3m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

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