



11 WARMLEY CLOSE, SOLIHULL, B91 2NB

ASKING PRICE OF £329,950

EPC: D Council Tax Band: C



Location

Solihull is located approximately 9 miles (14.5 km) south-east 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 and 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 with easy access to the Warwickshire countryside.

- End Terrace Residence
- Four Bedrooms & Shower Room/Wc
- Spacious Lounge & Dining Room
- Breakfast Kitchen
- Convenient Location
- Cul de Sac Position
- Enclosed Gardens
- Walking Distance of Town Centre



An extended four bedroom end terrace residence enjoying a cul de sac position with a convenient popular location. The property offers both gas central heating and double glazing. The excellent living accommodation briefly comprises; entrance porch, spacious lounge, dining room, breakfast kitchen, first floor landing, four bedrooms, shower room/wc, fore garden and garden area to rear and side.



ENTRANCE PORCH

SPACIOUS LOUNGE 14' 9" x 14' 9" (4.5m x 4.5m)

DINING ROOM 14' 8" x 9' 5" (4.47m x 2.87m)

BREAKFAST KITCHEN 14' 3" x 10' 3" (4.34m x 3.12m)

FIRST FLOOR LANDING

MASTER BEDROOM 14' 10" x 10' 4" (4.52m x 3.15m)

BEDROOM TWO 12' 3" x 8' 6" (3.73m x 2.59m)

BEDROOM THREE 10' 8" x 8' 8" (3.25m x 2.64m)

BEDROOM FOUR 8' 8" x 5' 11" (2.64m x 1.8m)

SHOWER ROOM/WC

FORE GARDEN

GARDEN AREA TO REAR AND SIDE

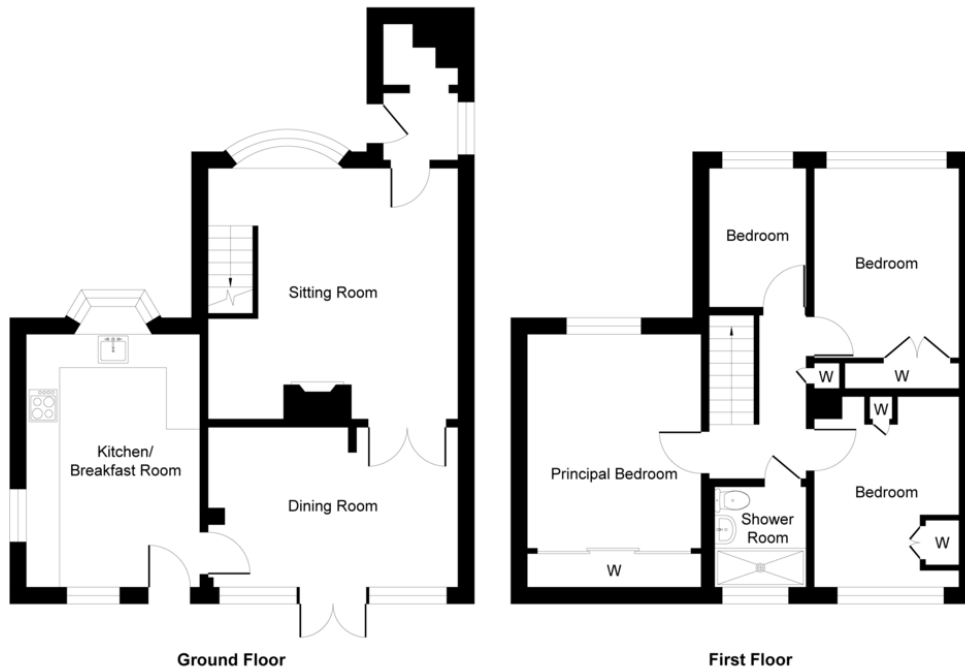


*** DRAFT DETAILS ***

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

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

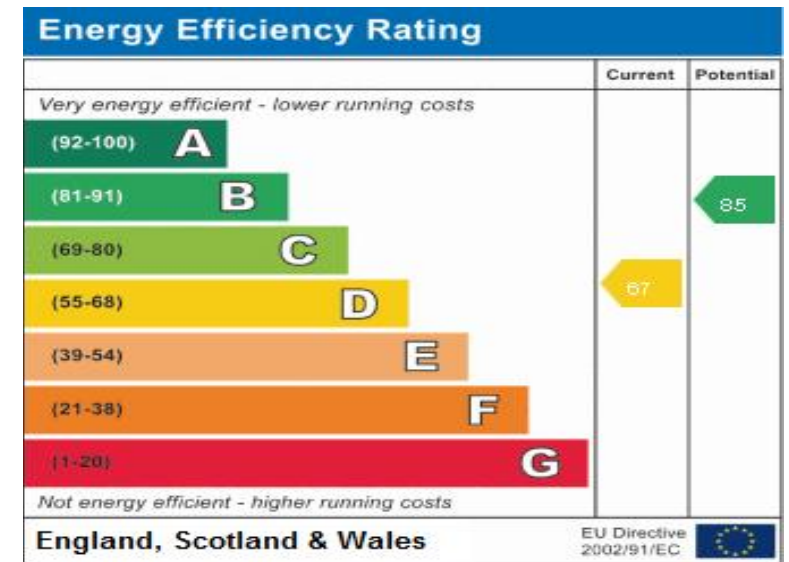




Approx. Gross Internal Floor Area 1,095 sq. ft. (101.79 sq. m)

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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