



smarthomes

## Elmdon Close

Solihull, West Midlands, B92 9HP

- A Ground Floor Maisonette
- Two Bedrooms
- Shower Room
- Rear Garden

**£165,000**

EPC Rating - 67

Current Council Tax Band - A







## 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 laid lawn area and a paved footpath extending to a part glazed front door leading into

### **Entrance Hallway**

With ceiling light point, storage cupboard and doors leading off to



### **Lounge to Rear**

12' 8" x 10' (3.86m x 3.05m) With double glazed window to rear elevation, radiator, laminate flooring, ceiling light point, fireplace and door into

### **Fitted Kitchen to Rear**

8' 10" x 8' 8" (2.69m x 2.64m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, wall mounted gas central heating boiler, tiling to splash back areas, tile effect flooring, ceiling light point and a glazed door and window to the rear aspect



### **Bedroom One to Front**

11' 5" x 9' 5" (3.48m x 2.87m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point

## Bedroom Two to Side

8' 11" x 6' 5" (2.72m x 1.96m) With double glazed window to side elevation, laminate flooring, radiator and ceiling light point

## Shower Room to Side

6' 10" x 5' 4" (2.08m x 1.63m) Being fitted with a suite comprising of a corner shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, tiling to full height and floor, ceiling light point and two obscure double glazed windows to the side elevation

## Rear Garden

Being mainly laid to lawn with panelled fencing to boundaries and brick built storage shed

## Tenure

We are advised by the vendor that the property is leasehold with approx. 86 years remaining on the lease, a service charge of approx. £349 per annum and a ground rent of approx. £10 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 Nigel Hodges. Current council tax band - A

### Ground Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



Total area: approx. 43.5 sq. metres (468.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Salford  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

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 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.