



14 MUSWELL CLOSE, SOLIHULL, B91 2QS

ASKING PRICE OF £389,950

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.

- Walking Distance of Solihull
- Cul de Sac Position
- Spacious Lounge/Diner
- Beautiful Rear Garden
- Garage & Long Driveway
- Three Good Size Bedrooms
- Double Glazing & Gas Central Heating
- Large Family Bathroom



A well presented and spacious three bedroom residence enjoying a cul de sac position in a sought after location within walking distance of Solihull town centre. The property offers both gas central heating and double glazing. The living accommodation briefly comprises; entrance porch, entrance hall, spacious lounge/diner, kitchen, first floor landing, three bedrooms, family bathroom, separate wc, fore garden, long driveway, garage and beautiful enclosed rear garden.



ENTRANCE PORCH

ENTRANCE HALL under stairs storage cupboard

SPACIOUS LOUNGE/DINER 16' 0" max 10' 3" min x 12' 10" max (4.88m 3.12m x 3.91m)

KITCHEN 10' 5" x 8' 5" (3.18m x 2.57m)

FIRST FLOOR LANDING storage cupboard

BEDROOM ONE 12' 6" x 10' 4" (3.81m x 3.15m)

BEDROOM TWO 12' 6" x 10' 3" (3.81m x 3.12m)

BEDROOM THREE 11' 2" x 7' 2" (3.4m x 2.18m)

LARGE FAMILY BATHROOM

SEPARATE WC

FORE GARDEN

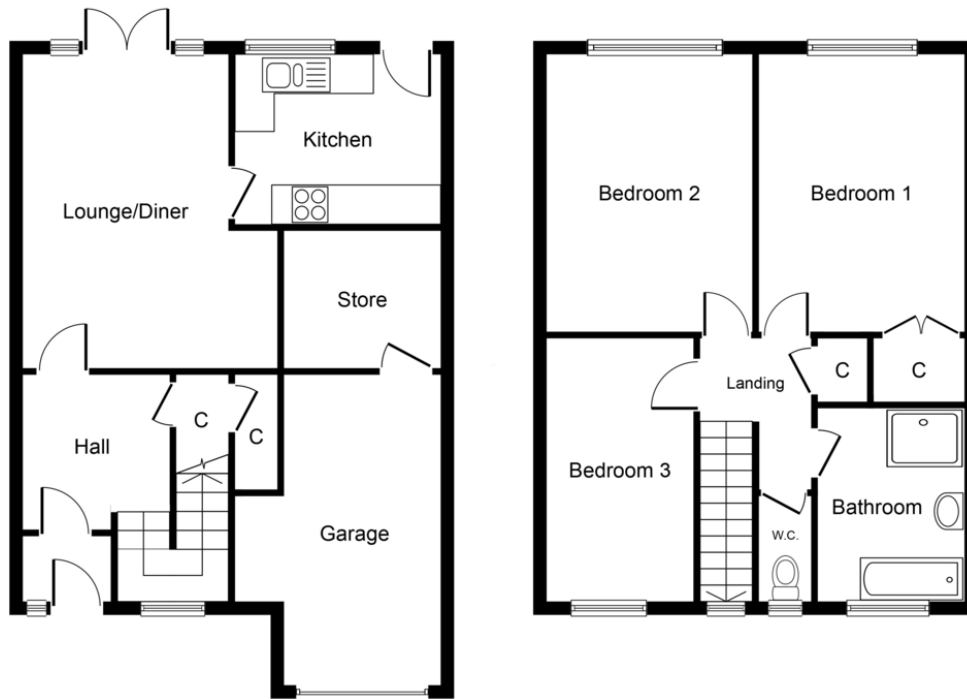
LARGE DRIVEWAY

INTEGRAL GARAGE

BEAUTIFUL ENCLOSED REAR GARDEN



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)



Ground Floor

First Floor

Approx. Gross Internal Floor Area 1,187 sq. ft. (110.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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