



## Greenland Rise, Solihull

Guide Price £175,000





## PROPERTY OVERVIEW

Introducing this immaculately presented two-bedroom first-floor maisonette, which is perfectly poised to cater to the requirements of first-time buyers and investors alike. This property boasts a prime location on a tranquil cul-de-sac providing a peaceful living environment, ensuring optimal privacy and tranquillity for its residents. One of the standout features of this home is its impressive living/dining room, which benefits from an abundance of natural light flowing in through a large window, creating a bright and inviting space perfect for entertaining or relaxation. The open-plan layout creates a seamless transition between the living and dining areas, enhancing the overall sense of space and functionality. The property offers two generously sized bedrooms, providing ample room for sleep, study, or storage, making it an ideal residence for couples, small families, or those seeking a home office space. Completing the interior layout is a well-appointed family bathroom, ensuring convenience and comfort for the occupants.



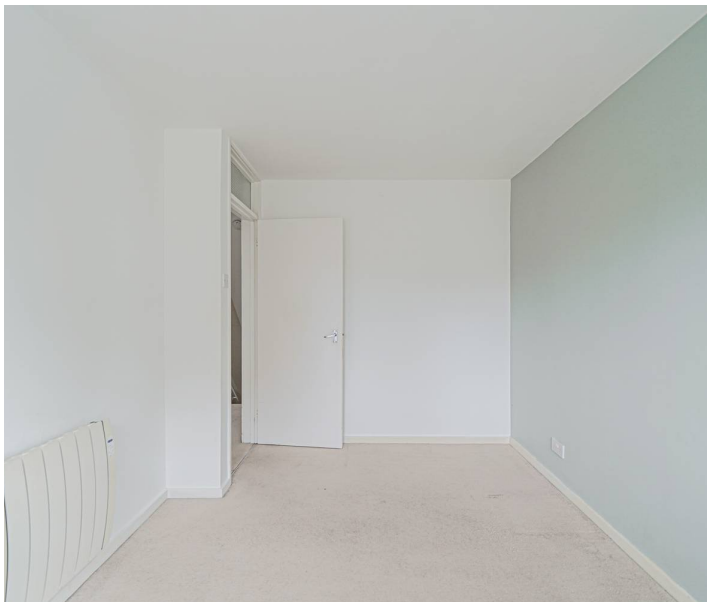
Convenience is key with this property, as it is situated within walking distance to local amenities, including shops, providing easy access to every-day essentials and services. The absence of an upward chain streamlines the buying process, offering a hassle-free transaction for prospective purchasers. In summary, this charming maisonette presents a fantastic opportunity to acquire a well-maintained property in a desirable location. With its versatile living spaces, convenient amenities, and attractive features, this property is sure to appeal to those seeking a comfortable and practical home.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: B

Tenure: Leasehold





- Two Bedroom First-Floor Maisonette
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Set On A Quiet Cul-De-Sac
- Spacious Living / Dining Room
- Fitted Kitchen
- Two Generously Sized Bedrooms
- Family Bathroom
- Early Viewing Essential

#### **ENTRANCE**

#### **LIVING/DINING ROOM**

16' 0" x 10' 11" (4.88m x 3.33m)

#### **KITCHEN**

9' 9" x 7' 7" (2.97m x 2.31m)

#### **BEDROOM ONE**

12' 11" x 8' 6" (3.94m x 2.59m)

#### **BEDROOM TWO**

13' 0" x 7' 4" (3.96m x 2.24m)

#### **TOTAL SQUARE FOOTAGE**

55.0 sq.m (592 sq.ft) approx.



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor and all carpets, curtains, blinds and light fittings.

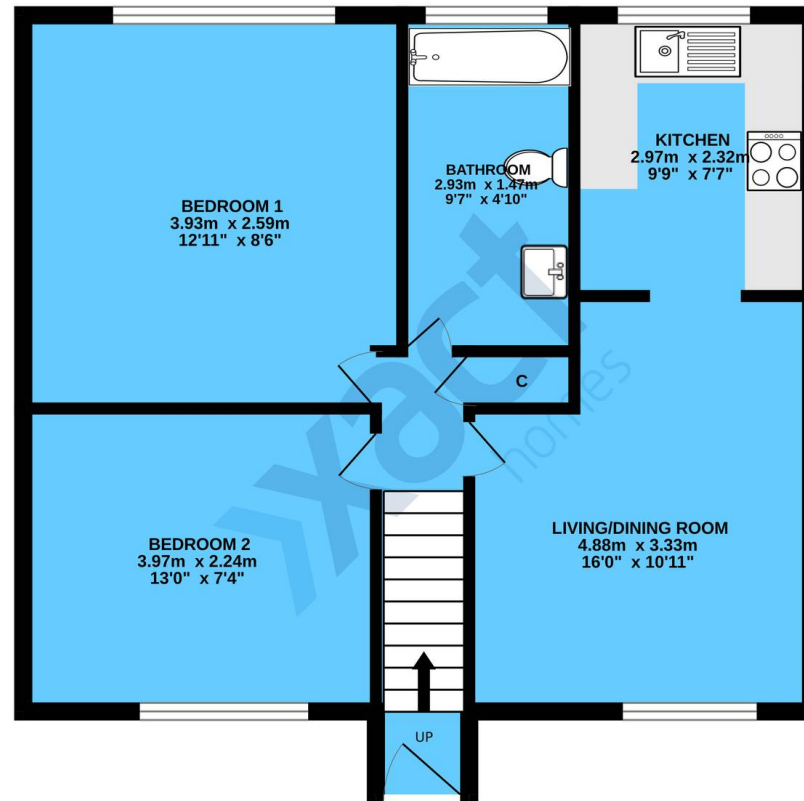
#### **ADDITIONAL INFORMATION**

Services - water meter, mains electricity and sewers.  
Service charge - £27 pa. Ground rent - £100 pa.

#### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FIRST FLOOR



TOTAL FLOOR AREA : 55.0 sq.m. (592 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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