



12 GILMORTON CLOSE, SOLIHULL, B91 3FD

ASKING PRICE OF £379,950

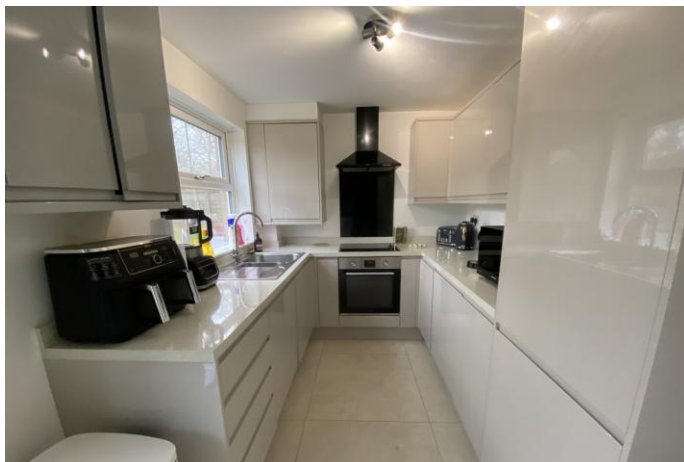
EPC: C Council Tax Band: D



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.

- SOUGHT AFTER LOCATION
- CLOSE TO TOWN CENTRE
- CLOSE TO SOLIHULL TRAIN STATION
- THREE BEDROOMS
- DRIVEWAY
- KITCHEN
- LOUNGE
- SECOND RECEPTION ROOM



Situated in a sought after cul-de-sac location in Hillfield. A three bedroom mid terraced residence within easy walking distance to Solihull Town Centre and Solihull Train Station. Benefitting from gas central heating and double glazing. The accommodation briefly comprises of a hallway, lounge, kitchen, three bedrooms and family bathroom. To the front there is a good sized driveway and to the rear there is a patio and lawned area.

APPROACH A good sized driveway for two cars.

HALLWAY With door leading to lounge.

LOUNGE 18' 7" x 11' 10" (5.66m x 3.61m)

Bay window to front, laminate flooring, stairs to first floor and door to second reception room.

SECOND RECEPTION ROOM 13' 2" x 7' 11" (4.01m x 2.41m)

UPVC window to front and wooden laminate flooring.

KITCHEN 19' 3" x 7' 5" (5.87m x 2.26m)

A modern fitted kitchen with wall and floor cupboards and drawers. Electric built in hob and extractor hob above. UPVC window to rear. Integrated fridge, freezer and dishwasher.

BEDROOM ONE 13' 2" x 10' 7" (4.01m x 3.23m)

With UPVC window and fitted wardrobes.

BEDROOM TWO 8' 6" x 8' 2" (2.59m x 2.49m)

With UPVC window and fitted wardrobes with dressing area.

BEDROOM THREE 10' 7" x 9' 0" (3.23m x 2.74m)

With UPVC window to rear.

BATHROOM 8' 6" x 7' 8" (2.59m x 2.34m)

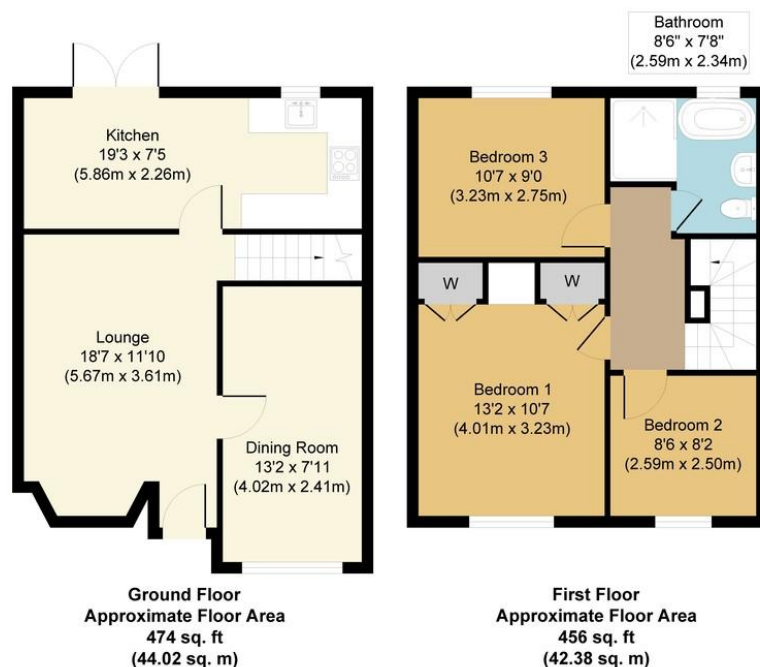
A modern fitted bathroom with UPVC window, vanity wash hand basin, shower cubicle, bath and low level WC.

REAR GARDEN Mainly laid to lawn with patio area and gate to rear.



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)





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 | | 88 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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