



10 BOURTON CROFT, SOLIHULL, B92 8BE

ASKING PRICE OF £275,000

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.

- OVER 58's retirement mews/townhouse
- CHAIN FREE
- LOUNGE
- KITCHEN
- CONSERVATORY
- CLOSE TO DOVEHOUSE PARADE
- CLOSE TO SOLIHULL TOWN CENTRE
- ALLOCATED AND VISITOR PARKING

A well proportioned two double bedroom, over 58 retirement townhouse/mews residence being conveniently set in a cul-de-sac location, close to Dovehouse Parade and benefitting from no upward chain. This property briefly comprises of a porch, kitchen, lounge, conservatory, downstairs WC, two double bedrooms and a family bathroom. It has one allocated parking space and visitor parking.

**APPROACH** Parking to the front and a well maintained communal outlook.

**PORCH** With light and UPVC door to hallway.

**HALLWAY** Doors to lounge, kitchen and downstairs WC.

**KITCHEN** 12' 10" x 6' 3" (3.923m x 1.929m)

Space for cooker, fridge freezer, washing machine and dishwasher. Fitted wall and base units. Serving hatch and window to front elevation.

**LOUNGE** 13' 6" x 13' 0" (4.133m x 3.968m)

A good sized room leading to the conservatory.

**CONSERVATORY** Brick built wall and door to rear garden.

**DOWNSTAIRS WC** Window to front elevation, low level WC and sink.

**LANDING** With loft hatch, storage airing cupboard and handrails.

**BEDROOM ONE** 13' 0" x 11' 3" (3.979m x 3.434m)

Triple fitted wardrobes and window to rear.

**BEDROOM TWO** 13' 0" x 6' 10" (3.970m x 2.088m)

Window to front elevation.

**SHOWER ROOM** Corner shower cubicle, low level WC, vanity sink and storage cupboards.

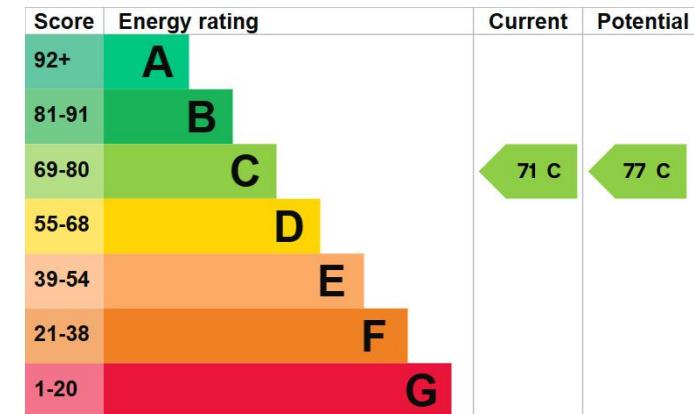
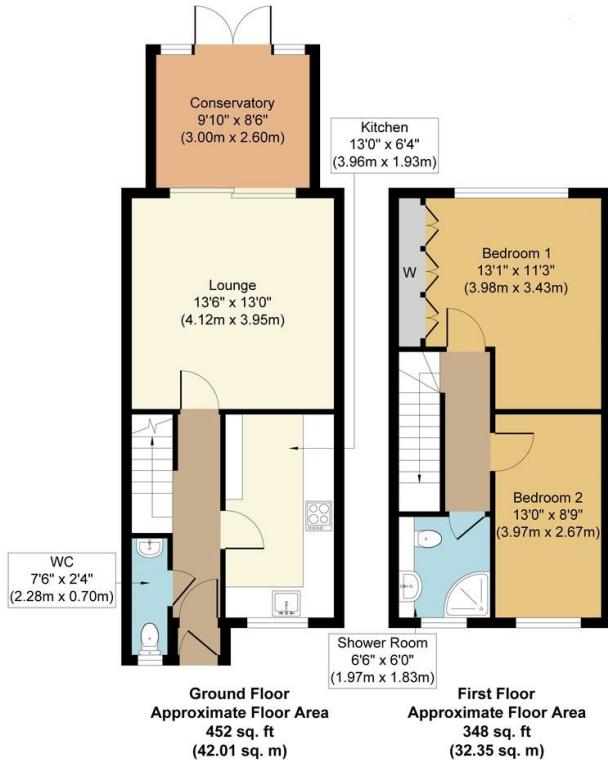
**GARDEN** Patio area, shed and gate to rear access.



Service Charge: £440.00 pa (at 2026)

*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 misdescription. 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 solely by any prospective purchaser or their surveyor. Systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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