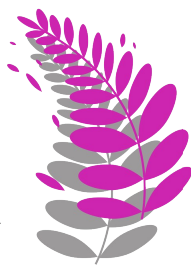


# FERNDOWN ESTATES



31 Windrush Close, Solihull, West Midlands, B92 8QP

3 Bed Flat - Duplex

**£700 Per Month**

📍 Receptions 1

🛏 Bedrooms 3

🚿 Bathrooms 1



• \*\*\*NO TENANTS FEES APPLY\*\*\*

• SPACIOUS DUPLEX FLAT SET IN A QUIET CUL-DE-SAC LOCATION

• KITCHEN/DINER

• LOUNGE

• THREE BEDROOMS

• BATHROOM WITH SHOWER OVER BATH

• ACCESS TO COMMUNAL GARDENS

• \*\*CLOSE TO LOCAL SHOPS AND TRANSPORT LINKS\*\*

• GAS CENTRAL HEATING

• NONE SMOKERS, NO PETS



Ferndown Estates - Independent Sales / Lettings / Conveyancing / Mortgages

# 31 Windrush Close, Solihull, West Midlands, B92 8QP

**\*\*A Spacious Three Bedroom Flat set in a Quiet Cul-De-Sac Location\*\***

This 1st floor duplex property consists of:

- Entrance Hall,
- Fully Fitted Kitchen/Diner
- Large Lounge with Balcony
- Bathroom with shower
- Three Bedrooms
- Fully Double Glazed
- Gas Central Heating

**\*\*Close to local shops and transport links\*\***  
None Smokers, No Pets

## Bathroom



With white tiled walls and matching white suite and shower over the bath.

## Entrance Hall



Leading to Kitchen Diner, Lounge and staircase to first floor.

## Kitchen/Diner



Fully fitted with free standing gas cooker, matching wall and base units.

## Lounge



Spacious lounge with laminate wood flooring and door to small balcony

## Bedroom 1



Good size single bedroom over looking the front of the property with fitted carpet.

## Bedroom 2



Double bedroom with fitted carpet over looking the front of the property.

### Bedroom 3



Good size single bedroom with fitted carpets and built in cupboard over looking the rear of the property.

### Communal gardens



Well kept communal gardens to the rear of the property with residents washing lines.

### Frontal view



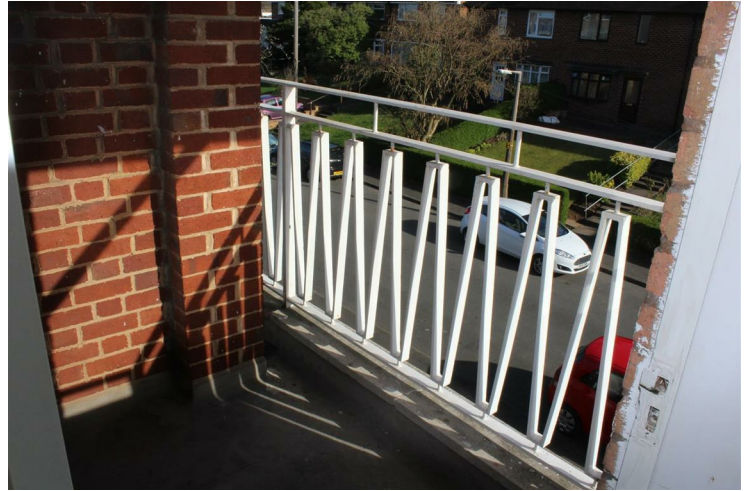
Cul-de-sac location

### Approach



1st floor duplex flat with balcony

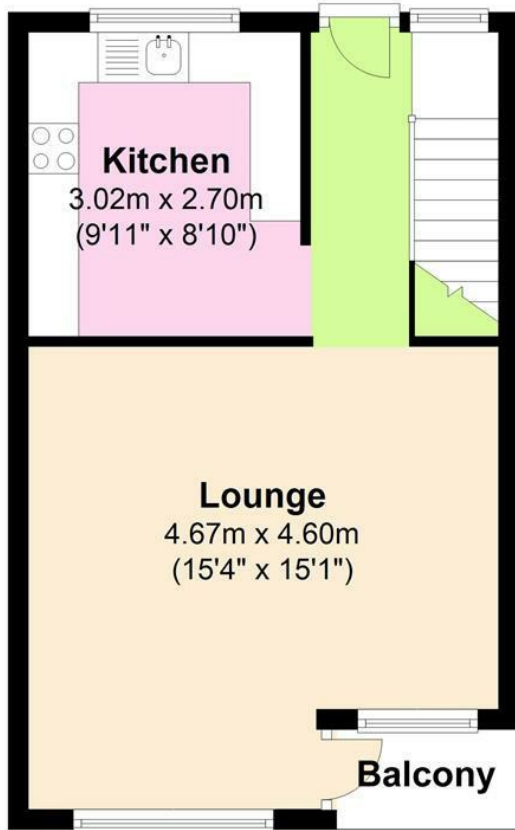
### Balcony



# Windrush Close

## Ground Floor

Approx. 34.2 sq. metres (368.5 sq. feet)

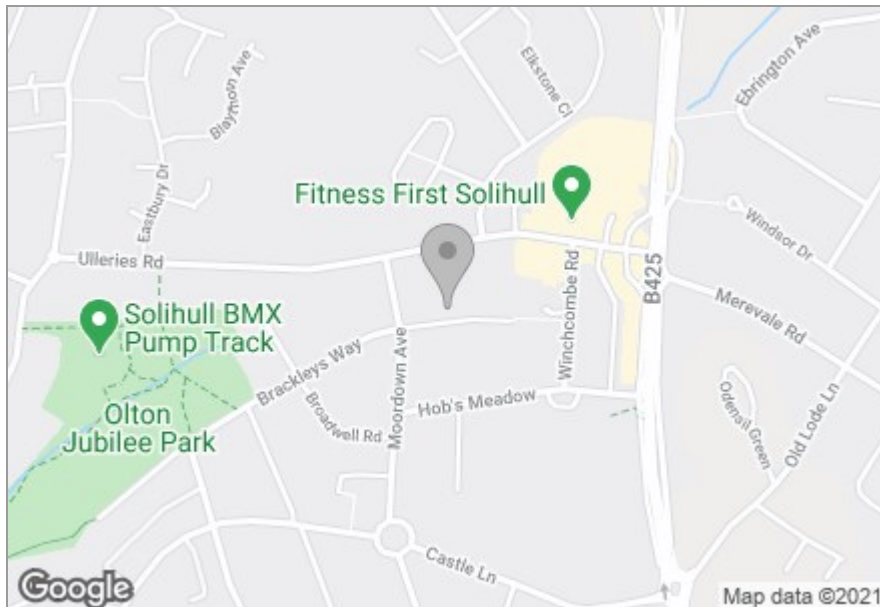


## First Floor

Approx. 36.4 sq. metres (392.1 sq. feet)



Total area: approx. 70.7 sq. metres (760.6 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	