

AP MORGAN



Elmdon Close, Solihull
Asking Price £145,000

Features:

- Quiet Cul-de-sac Location
- Two Bedroom Upper Floor Maisonette
- Immaculately Presented Throughout
- Large Rear Garden Laid to Lawn
- Open Plan Kitchen/Living
- Catchment for Good Solihull School
- Close to Local Shops, Eateries & Amenities
- Great Access to Public Transport & Road Networks

Description:

Situated in the heart of the highly desirable Elmdon area of Solihull, this immaculately presented two-bedroom upper floor maisonette offers well-proportioned and thoughtfully arranged accommodation, ideal for first-time buyers, downsizers or investors alike.

Approach

The property is approached via a well-maintained fore garden, with access to the private entrance leading to the upper floor accommodation.

Accommodation

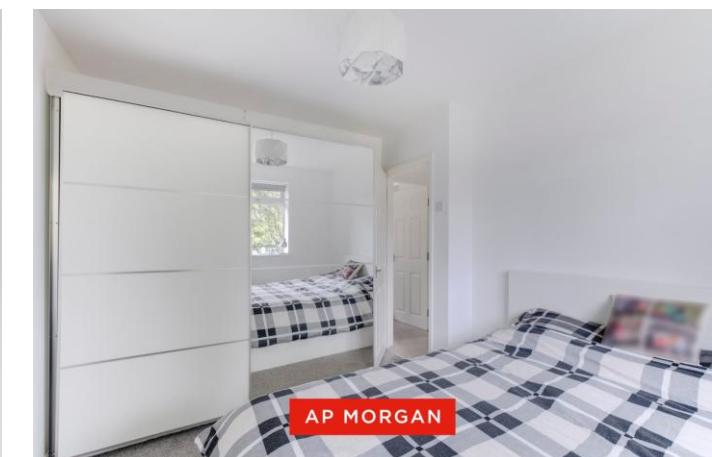
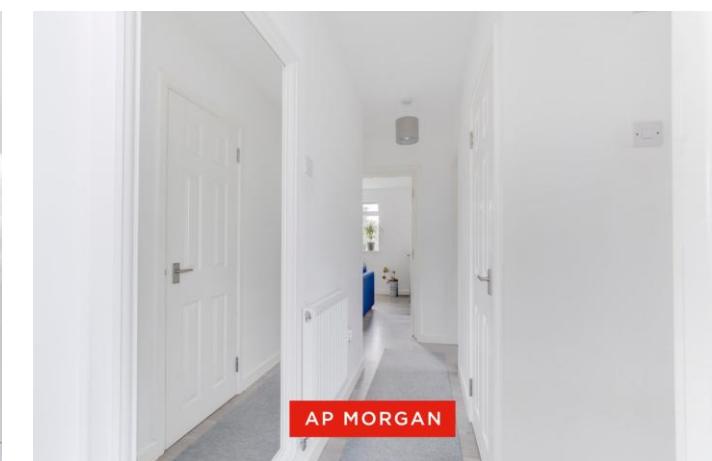
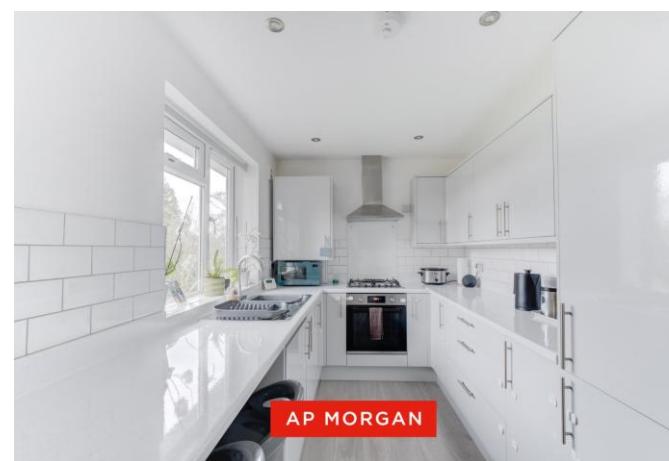
Once inside, the welcoming interior briefly comprises a central hallway providing access to all rooms. There is a bright and spacious lounge, offering ample space for both living and dining. The fitted kitchen is well arranged with a range of units and work surfaces. The property further benefits from two generously sized bedrooms, along with a modern bathroom suite.

Condition

The maisonette is immaculately presented throughout, having been well maintained and tastefully finished, allowing any purchaser to move straight in. The property also benefits from a large rear garden, laid to lawn.

Location

Occupying a superb position on the doorstep of Elmdon Park, the property enjoys excellent access to Solihull schools, local shops and everyday amenities. Public transport links are readily available, with Birmingham International Train Station and Airport both approximately a five-minute drive away. The property is also ideally situated for access to the M42, M1 and M40 motorway networks.



Details:

Hall

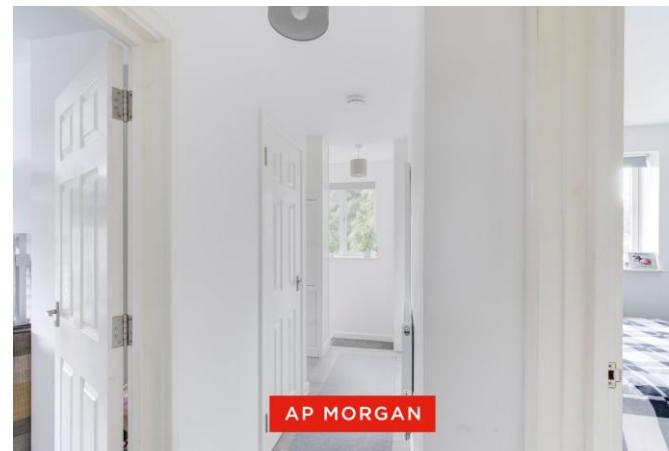
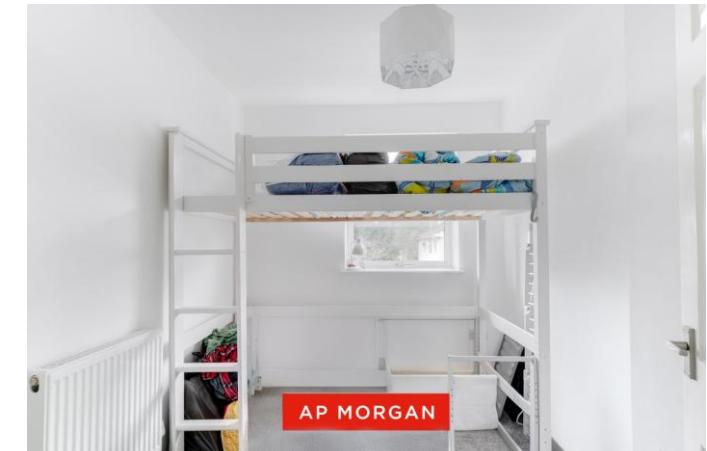
Lounge 11'7" x 9'10" (3.53m x 3m)

Kitchen 9'11" x 7'4" (3.02m x 2.24m)

Bedroom 1 9'6" x 11' (2.9m x 3.35m) Both Max

Bedroom 2 9'11" x 7'2" (3.02m x 2.18m) Both Max

Bathroom 6'9" x 5'3" (2.06m x 1.6m)



EPC Rating: D

Council Tax Band: A (tbc by solicitors).

Tenure: Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us
on 0121 817 8585.

How can we help you?

Need a mortgage?

We recommend using a mobile app like **Waze** to get the best route to your destination.

on 0121 81 / 585, or visit their website for more information: www.wisermordegadeadvicce.co.uk

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

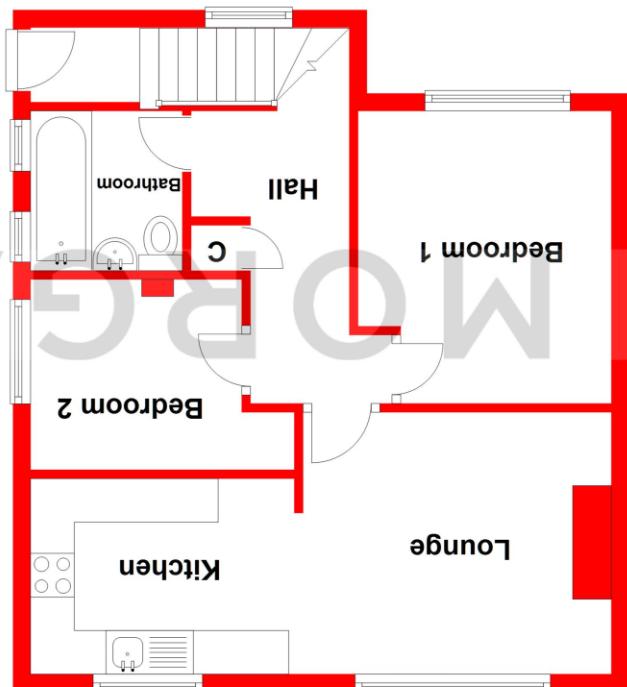
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Estates Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

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Ground Floor

Approx. 503.5 sq. feet



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Total area: approx. 503.5 sq. feet

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Plan produced using PlanUp.
See [github.com/PlanUp](#)

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