

AP MORGAN



Elmdon Close, Solihull
Guide Price £125,000

Features:

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

Description:

GUIDE PRICE £125,000 TO £135,000

NON STANDARD CONSTRUCTION

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 private driveway with access to the entrance leading to the upper floor accommodation.

Accommodation

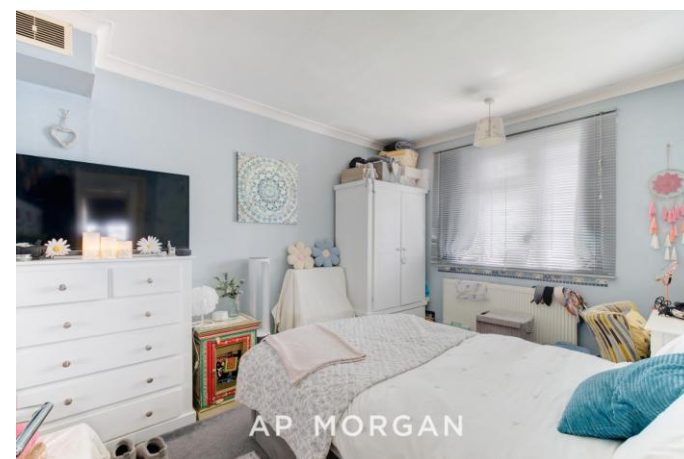
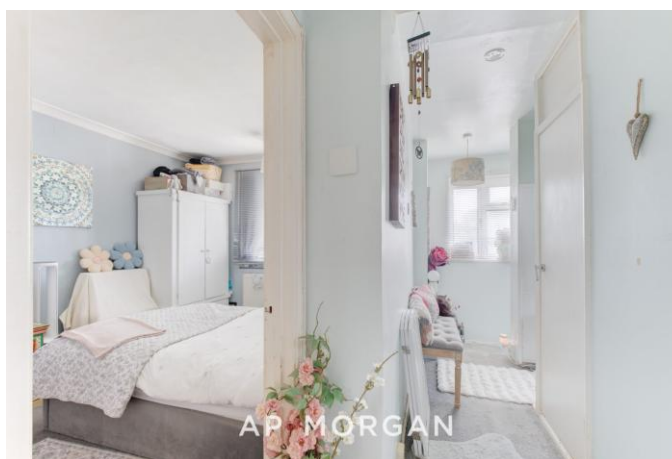
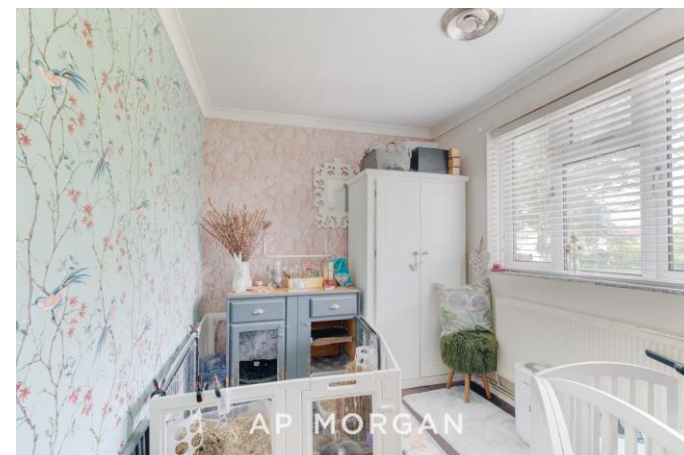
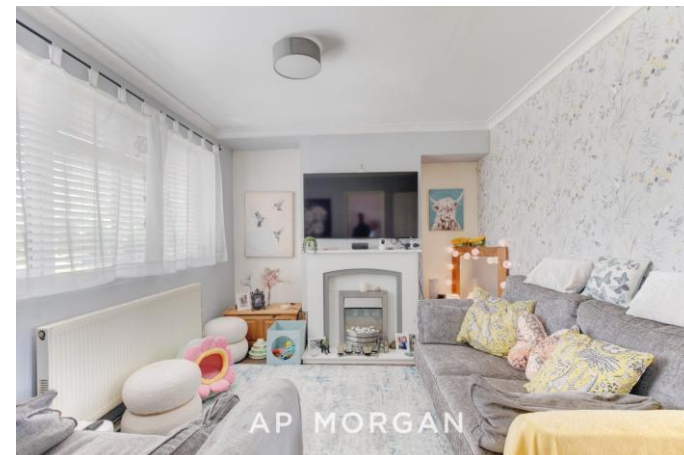
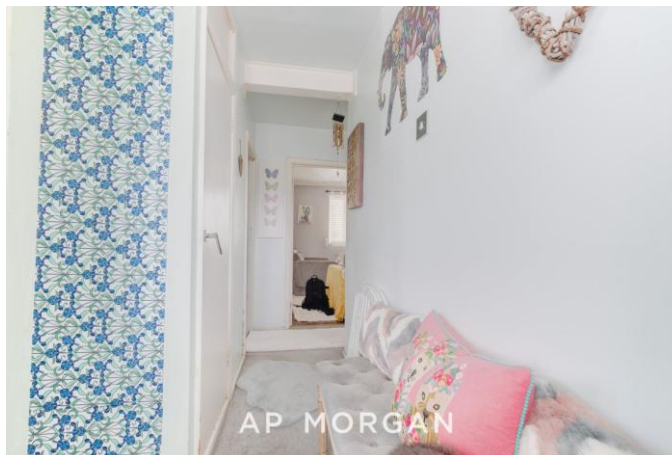
Once inside, the welcoming interior briefly comprises a central hallway providing access to all rooms. There is a bright and spacious lounge, offering ample space for both living and dining. The fitted kitchen is well arranged with a range of units and work surfaces. The property further benefits from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

Condition

The maisonette is well presented throughout, having been 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/Diner 10'5" x 10'1" (3.18m x 3.07m)

Kitchen 9'1" x 7'3" (2.77m x 2.2m)

Bedroom 1 11'5" x 9'7" (3.48m x 2.92m) Both Max

Bedroom 2 10'x 7'7" (3.05mx 2.3m)

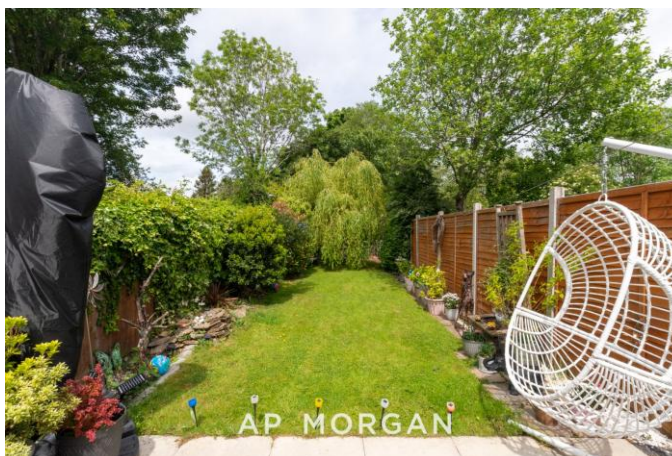
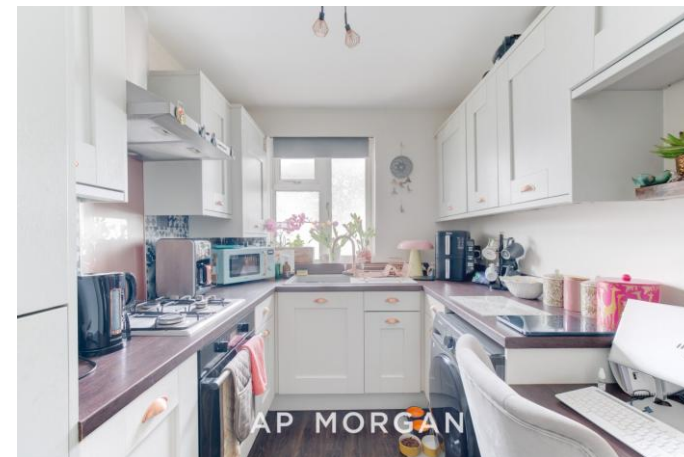
Bathroom 9'2" x 5'7" (2.8m x 1.7m)

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 Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

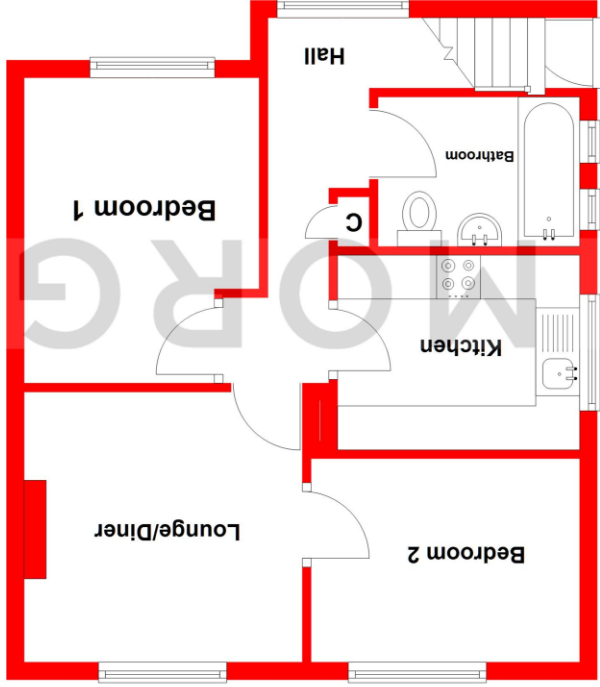
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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Identity Checks

Estate 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 £99 + 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.



Ground Floor
Approx. 476.2 sq. feet

Total area: approx. 476.2 sq. feet

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 misstatement. 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.
Plan produced using PlanUp.

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