

DRAKES

ESTATE AGENTS



Merryfield Close, Solihull, B92 9PW

£165,000

- A First Floor Maisonette
- Two Double Bedrooms
- Lounge
- Kitchen
- Bathroom
- No Upward Chain
- Extended Lease to circa 130 Years Remaining
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD
p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

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Lounge to front - 4.9m x 3.33m (16'1" x 10'11")

Kitchen to rear - 2.97m x 2.29m (9'9" x 7'6")

Bedroom One - 3.91m x 2.21m (12'10" x 7'3")

Bedroom Two - 3.96m x 2.57m (13'0" x 8'5")

Bathroom - 2.95m x 1.55m (9'8" x 5'1")

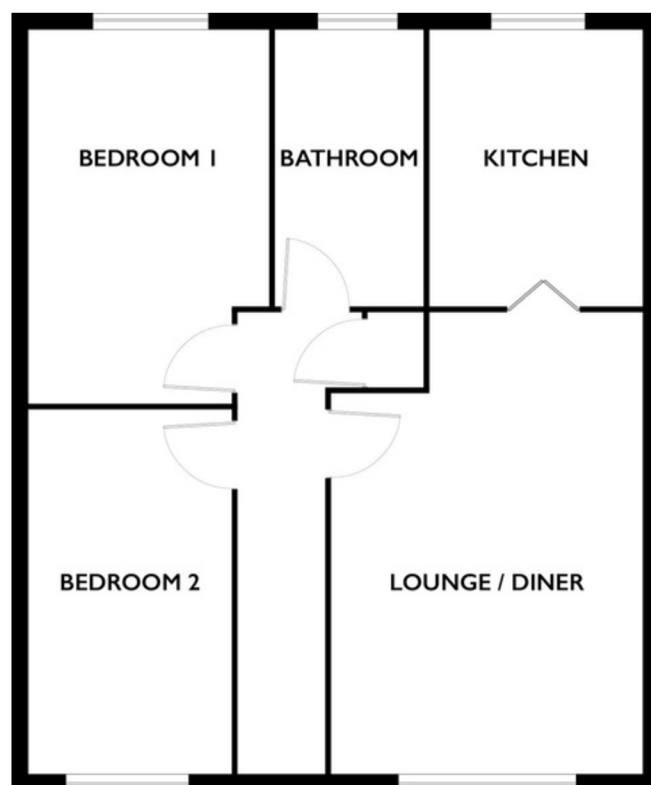
A first-floor maisonette offered with no upward chain and accommodation comprising in brief of reception hall, lounge, kitchen, two double bedrooms, bathroom and a kitchen.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: B

EPC Rating: D

Tenure: Leasehold



The vendor advises that the property is Leasehold with approximately 130 years remaining on the lease, there is a Peppercorn ground rent and annual inspection fee of approx £40per annum made payable to managing agents - First Port. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.