



**Elms Close, Solihull B91 2NH**

## welcome to

### Elms Close, Solihull

Shipways are delighted to offer this beautifully presented four bedroom extended end-terrace, placed across three floors and nestled in a charming neighbourhood of Solihull. The home offers an exceptional blend of modern comfort and elegance, boasting a spacious living environment.

#### Agent Note

The Council Tax Band is C.

#### Entrance Hall

Door to side. Central heating radiator and access to storage.

#### Lounge

18' 9" x 10' 2" excluding bay ( 5.71m x 3.10m excluding bay )  
Double glazed bay window to front. Two central heating radiators.

#### Dining Room

14' 2" x 10' 4" ( 4.32m x 3.15m )  
Central heating radiator.

#### Kitchen

15' 3" x 11' 7" ( 4.65m x 3.53m )  
Double glazed window to rear and double glazed door to rear. A range of wall and base units with flush sink and island. Integrated appliances (fridge-freezer, dishwasher, microwave, washing machine, bins & electric hob).

#### Lobby

Double glazed door to side.

#### Shower Room

Obscure double glazed window to side. Low level toilet, wall mounted hand wash basin and shower cubicle. Floor to ceiling tiles and heated towel rail.

#### Landing

Double glazed window to side. Central heating radiator. Stairs to upper floor.

#### Bedroom One

18' 9" x 9' 8" ( 5.71m x 2.95m )

Three double glazed windows to front. Two central heating radiators.

#### Bedroom Three

14' 5" x 10' 5" ( 4.39m x 3.17m )  
Double glazed window to rear. Central heating radiator.

#### Wc

Obscure double glazed window to rear. Low level toilet and hand wash basin with vanity unit. Tiling to splash prone areas and heated towel rail.

#### Second Floor Landing

Double glazed window to side.

#### Bedroom Two

14' 3" max x 12' 1" ( 4.34m max x 3.68m )  
Double glazed window to rear. Central heating radiator and reduced ceiling.

#### Bedroom Four

11' 10" x 9' 6" ( 3.61m x 2.90m )  
Double glazed window to side. Central heating radiator. Access to storage cupboard and reduced ceiling height.

#### Second Floor Shower Room

Obscure double glazed window to rear. Low level toilet, hand wash basin with vanity unit and shower cubicle. Tiling to splash prone areas and heated towel rail.

#### Front Garden

Fence and bush.

#### Rear Garden

Laid lawn with hedges and side gate access.



**Parking**  
Off road parking.



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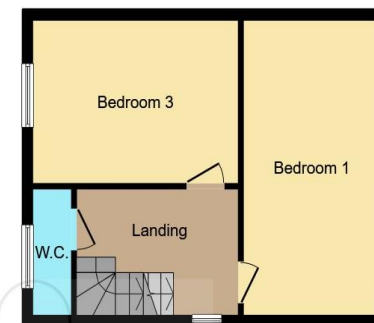
- FOUR BEDROOM END-TERRACE PLACED ACROSS THREE FLOORS
- LOUNGE WITH SEPARATE DINING ROOM
- MODERN KITCHEN WITH ISLAND AND A VARIETY OF INTEGRATED APPLIANCES
- DOWNSTAIRS SHOWER ROOM
- FIRST FLOOR WC

Tenure: Freehold EPC Rating: C

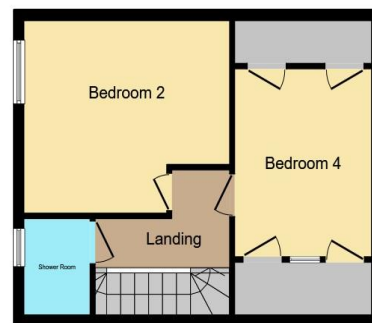
**£425,000**



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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