



Flounder Way, Solihull B90 8DT

welcome to

Flounder Way, Solihull

**** NO UPWARD CHAIN ** THREE BEDROOMS ** 40% SHARED OWNERSHIP ** FANTASTIC LOCATION ** IDEAL FIRST TIME PURCHASE ** EXCELLENT TRANSPORT LINKS ** MODERN THROUGHOUT**

Agent Note

The Council Tax Band is D.

Entrance Hall

Ceiling light point, radiator.

Cloakroom/Wc

W/C, ceiling light point, extractor fan, sink basin, radiator.

Lounge

14' 4" x 12' 2" (4.37m x 3.71m)

Kitchen

13' 10" x 11' 8" (4.22m x 3.56m)

Ceiling light point, double glazed window to rear, double glazed door to rear, fitted cooker and hob, storage cupboard under stairs, radiator.

Utility Room

5' 4" x 3' 6" (1.63m x 1.07m)

Ceiling light point, boiler, radiator.

Landing

Ceiling light point.

Bedroom One

12' 10" x 8' (3.91m x 2.44m)

Double glazed window to rear, built in wardrobe, ceiling light point, radiator.

Bedroom Two

15' x 7' 3" (4.57m x 2.21m)

Double glazed window to front, ceiling light point, radiator.

Bedroom Three

11' 11" x 8' (3.63m x 2.44m)

Cupboard with radiator, double glazed window to front, ceiling light point, radiator.

Bathroom

9' 5" x 6' 7" (2.87m x 2.01m)

Bath, ceiling light point, cupboard, double glazed built in drawers, radiator, w/c.

Rear Garden

Patio/lawn.





view this property online shipways.co.uk/Property/SLY111421



welcome to

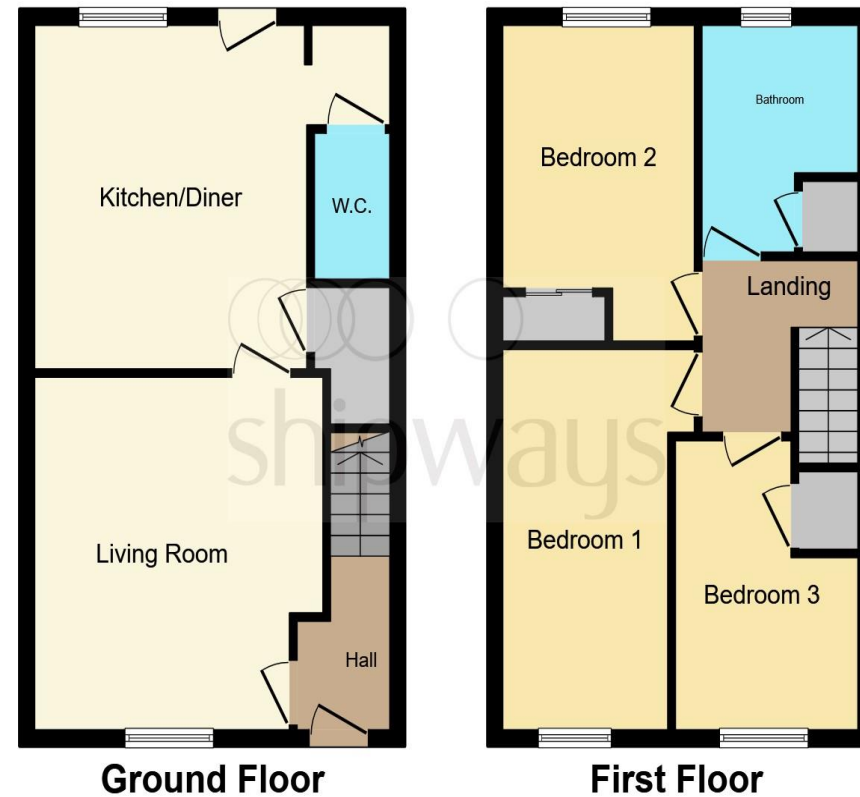
Flounder Way, Solihull

- THREE BEDROOMS
- NO UPWARD CHAIN
- MODERN KITCHEN/DINING ROOM
- DRIVEWAY
- EXCELLENT LOCATION

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£150,000



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

view this property online shipways.co.uk/Property/SLY111421



Property Ref:
SLY111421 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


shipways



0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk