



# Elkstone Close, Solihull

**Guide Price £150,000**

- GROUND FLOOR
- ONE BEDROOM
- CHAIN FREE
- DOUBLE GLAZING
- PRIVATE EXCLUSIVE GARDEN
- GOOD LOCATION
- OFF ROAD PARKING
- CENTRAL HEATING

Elkstone Close is sited just off Colesbourne Road which in turn joins Ulleries Road which leads to Hobs Moat Road where one will find a crescent of local shops serving everyday needs, behind which is a doctors surgery, local library and fitness centre.

Hobs Moat Road joins Lode Lane which gives access to the town centre of Solihull where one will find an excellent array of shopping facilities and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre.

There is easy access via the A45 Coventry Road to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The property is set back from the road behind a paved and gravel driveway leading to a UPVC front entrance door.

### **ENTRANCE HALL**

Accessed via UPVC front door and allowing access into the living room. With cloaks cupboard and ceiling light.

### **LIVING ROOM**

**11'4" x 12'3" (3.457 x 3.748)**



A bright living room with window to front elevation and access through to the inner hall. with ceiling light, wall mounted radiator and electric wall mounted fire.



### **INNER HALL**

With under stair storage and ceiling light with access to kitchen, bathroom and the bedroom.

### **BEDROOM**

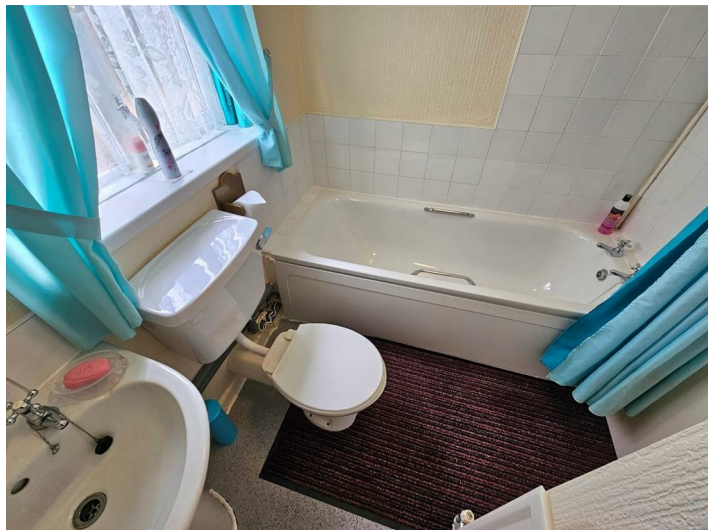
**11'7" x 11'4" (3.531 x 3.479)**



A good sized double bedroom with window to rear elevation over looking the garden. With wall mounted radiator ceiling light and built in cupboard housing the combi boiler.



**BATHROOM**  
6'7" max x 5'9" (2.030 max x 1.759)



A fitted bathroom with 3 piece suite. With window to side elevation, bath with shower over, toilet and wash basin. With ceiling light and wall mounted radiator.

**KITCHEN**  
9'5" x 8'1" (2.877 x 2.488)



A fully fitted kitchen with a range of wall mounted and base units with worktop over. With space for gas oven and hob, space and plumbing for washing machine and fridge freezer, sink with side drainer, wall mounted radiator ceiling light and window to the side elevation.



**OUTSIDE**



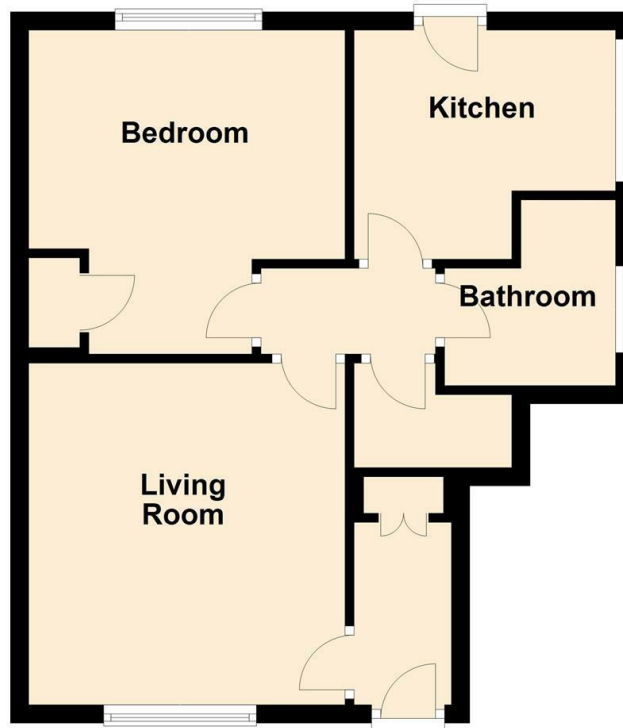
To the front we have a large private driveway allowing parking for numerous vehicles to the rear is a lovely large exclusive garden, a rare find on a maisonette. With side gate access leading down a path to the patio area with further path leading to another terrace with garden shed. Mainly laid to lawn with panelled fencing surrounding.



## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

### Ground Floor



**LOCATION**  
Leaving the town centre of Solihull via Lode Lane, proceed straight on at the traffic light junction with Solihull Bypass, straight on at the traffic lights by the Jaguar Land Rover works, straight on a the traffic island into Hobs Moat Road and between the crescent of shops turn left into Ulleries Road. Take the first turning on the right into Colesbourne Road and take the third turning on the left into Elkstone Close where the property will be found on the right hand side.

**TENURE** We are advised that the property is Leasehold with 125 years remaining on the lease.. Any interested party should obtain verification through their legal representative.

**VIEWING**  
By appointment only please with the Solihull office on 0121 711 1712

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**THE CONSUMER PROTECTION REGULATIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



**Full Postal Address:**  
12 Elkstone Close Solihull  
Solihull B92 8LH

**Council Tax Band: A**

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