



smarthomes

Mickleton Road

Solihull, West Midlands, B92 7EP

- A Well Presented Ground Floor Maisonette
- Two Double Bedrooms
- Modern Breakfast Kitchen
- Modern Family Bathroom

£185,000

EPC Rating 74

Current Council Tax Band B





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



The property is set back from the road behind a lawned fore garden and paved pathway extending to UPVC double glazed door leading into

Entrance Hall

With ceiling light point, radiator, storage cupboard and doors leading off to



Modern Breakfast Kitchen to Rear

11' 9" x 9' 11" (3.58m x 3.02m) Being fitted with a range of Wren high gloss handle-less wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine and tumble dryer, storage cupboard, radiator, ceiling light point, tile effect flooring, double glazed window to rear and UPVC double glazed door leading out to the rear garden



Lounge Diner to Front

11' 4" x 10' 4" (3.45m x 3.15m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom One to Rear

13' 8" x 9' 4" (4.17m x 2.84m) With double glazed window to rear elevation, radiator and ceiling light point

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bedroom Two to Front

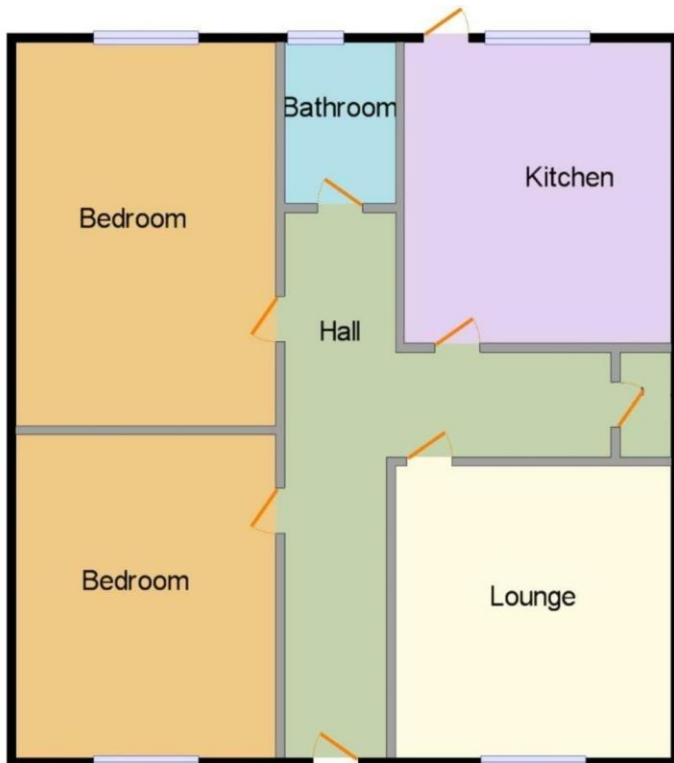
8' 6" x 7' 8" (2.59m x 2.34m) With double glazed window to front elevation, radiator and ceiling light point

Modern Family Bathroom to Rear

5' 7" x 5' 7" (1.7m x 1.7m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with shower over and glazed screen, WC with enclosed cistern and vanity wash hand basin, with tiling to water prone areas, obscure double glazed window to rear, ladder style radiator and spot lights to ceiling

Good Size Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, fencing to boundaries and gated access to the rear



Tenure

We are advised by the vendor that the property is leasehold with approx. 91 years remaining on the lease, a service charge of approx. £250 per annum and a ground rent of approx. £40 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - B