



**Marlbrook Close**

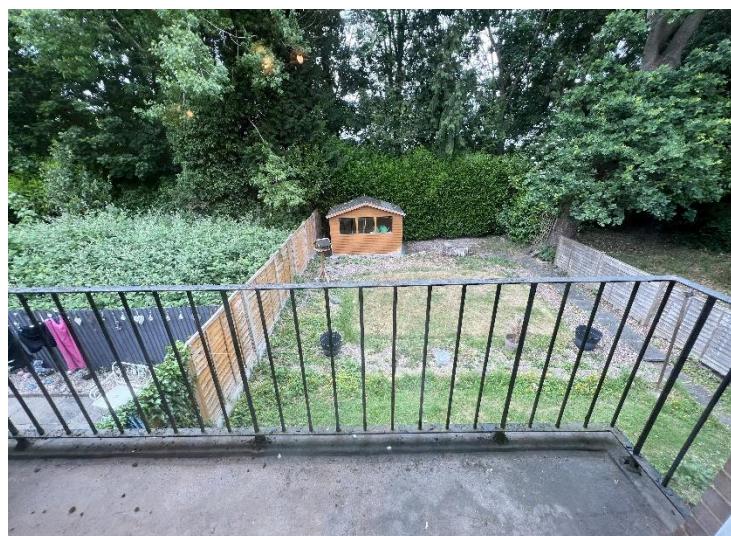
Solihull

- A Two Double Bedroom First Floor Maisonette
- Fitted Kitchen & Re-Fitted Shower Room
- Spacious Lounge with Balcony
- No Upward Chain

**£142,500**

Current EPC Rating - TBC

Current Council Tax Band - B





## Property Description

### DRAFT SALES PARTICULARS

A well maintained first floor maisonette benefiting from no upward chain and offering accommodation comprising a spacious lounge with balcony, fitted kitchen, two double bedrooms, re-fitted shower room and garden access

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 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.



## Rooms & Measurements

Lounge/Diner to Rear 4.4m x 3.7m (14'5" x 12'1")

Modern Fitted Kitchen to Rear 3.1m x 2.7m (10'2" x 8'10")

Bedroom One to Front 4.2m x 3m (13'9" x 9'10")

Bedroom Two to Front 3.4m x 3m (11'1" x 9'10")

Modern Shower Room to Side 2.3m x 1.7m (7'6" x 5'6")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 84 years remaining on the lease, a service charge of approx. £TBC per annum and a ground rent of approx. £TBC per annum. 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





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.