



Milholme Green, Solihull

Offers in Region of **£175,000**

xact
HOMES



PROPERTY OVERVIEW

This well-presented two bedroom first floor maisonette is offered with no upward chain and is ideal for first-time buyers or investors. Set on a quiet cul-de-sac, the property is conveniently located close to all local amenities, providing easy access to shops, schools, and transport links.

The spacious living and dining room offers a comfortable area for relaxation and entertaining, while the fitted kitchen features ample storage and worktop space.

Both bedrooms are generous doubles, providing flexible accommodation for couples, sharers, or small families. A modern family bathroom completes the internal layout.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: B

Tenure: Share of Freehold





- Two Bedroom First Floor Maisonette
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Quiet Cul-De-Sac Close To All Local Amenities
- Spacious Living / Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Early Viewing Essential





ENTRANCE HALLWAY

FIRST FLOOR

LIVING / DINING ROOM

16' 0" x 10' 9" (4.87m x 3.27m)

KITCHEN

9' 9" x 7' 4" (2.96m x 2.23m)

PRINCIPAL BEDROOM

13' 0" x 8' 5" (3.97m x 2.57m)

BEDROOM TWO

12' 11" x 7' 3" (3.94m x 2.21m)

BATHROOM

9' 7" x 5' 1" (2.92m x 1.54m)

TOTAL SQUARE FOOTAGE

58.0 sq.m (628 sq.ft) approx.

OUTSIDE THE PROPERTY

OFF STREET PARKING



ITEMS INCLUDED IN THE SALE

Free-standing cooker, extractor, microwave, fridge/freezer, washing machine, all carpets and all curtains.

ADDITIONAL INFORMATION

Services – direct mains water, sewers and electricity. Broadband – FTTP (fibre to the premises).

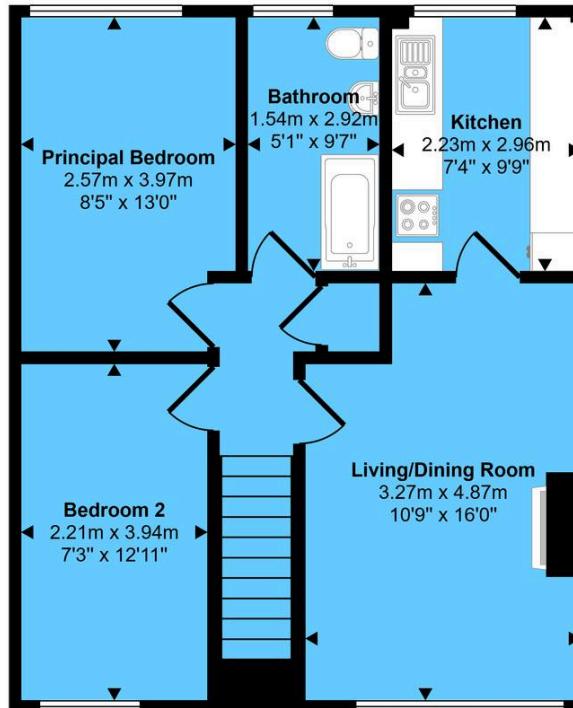
INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

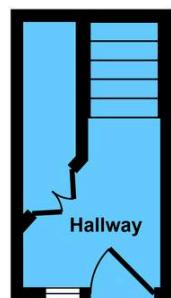
DISCLAIMER

The vendor of the property is an employee of Xact Homes.

Approx Gross Internal Area
58 sq m / 628 sq ft



First Floor
Approx 53 sq m / 573 sq ft



Ground Floor
Approx 5 sq m / 55 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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