

HUNTERS[®]

HERE TO GET *you* THERE



Alderham Close

Solihull, B91 2PR

£305,000



Council Tax:



44 Alderham Close

Solihull, B91 2PR

£305,000



Lounge

Two double-glazed front-facing windows, wall-mounted lights, a gas fireplace, radiators, and fully carpeted throughout.

Kitchen

Double-glazed windows to the side and rear elevations, a range of matching base and wall units, integrated appliances, a convenient storage cupboard, and a ceiling light point.

Bedroom one

Double-glazed front-facing window, built-in wardrobes and storage cupboards, radiator, ceiling light point, and a door leading to the en-suite.

Bedroom Two

Double-glazed window to rear elevation, built-in wardrobes, radiator and ceiling light point,

Bathroom

Double-glazed rear-facing window, panelled bath, hand wash basin, low flush WC, tiled walls, and ceiling light point.

Tenure

We have been advised that the property is being sold with a Share of the Freehold with approximately 979 years unexpired. The latest figures shared with ourselves for service charge are; £1868.00 per annum and have been advised there is no Ground Rent payable.

Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band E

Service charge

annual costs £1868 - Hunters have not checked the legal documentation to verify the status of the property or the information provided by the vendors, as above, and would advise any potential buyer to obtain verification from their solicitor.

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Fixtures & Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Viewings

Strictly by appointment only and accompanied by a representative from Hunters Estate Agents Solihull.



Road Map



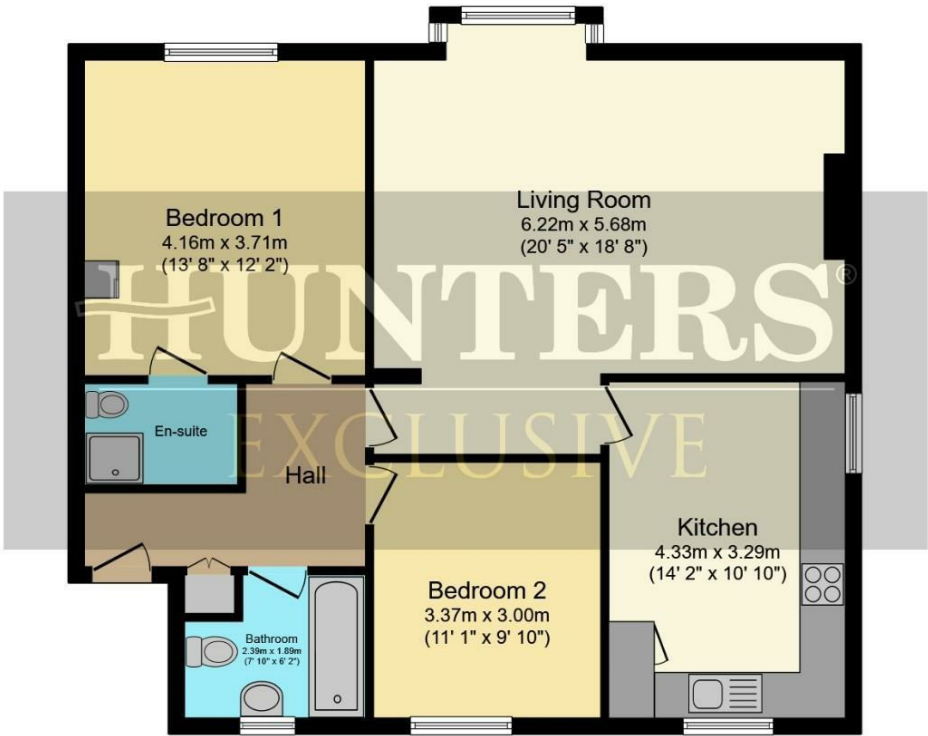
Hybrid Map



Terrain Map



Floor Plan



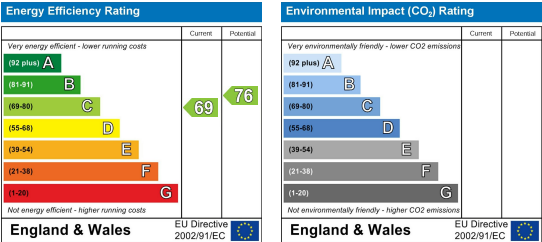
Total floor area 85.2 sq.m. (917 sq.ft.) approx

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).
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Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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