

# HUNTERS<sup>®</sup>

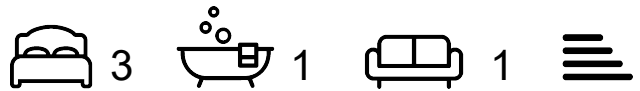
HERE TO GET *you* THERE



## Bramcote Drive

Solihull, B91 2HT

£360,000



Council Tax: D





# 45 Bramcote Drive

Solihull, B91 2HT

£360,000



## Lounge

Featuring a double-glazed bay window to the front elevation, this room also includes a gas fireplace, wall-mounted lighting, two radiators, and a door providing access to the conservatory.

## Kitchen

Fitted with a range of wall, base, and drawer units with work surfaces over, incorporating a sink and drainer unit with mixer tap. Includes an integrated fridge/freezer, gas hob cooker, tiled splashback areas, and an understairs storage cupboard. A ceiling light point and a UPVC double-glazed window to the rear aspect complete the space.

## Utility

Featuring matching wall and base a storage unit and work surface, with space and plumbing for a washing machine. Benefits include a UPVC double-glazed window and door to the rear, ceiling light point, and an additional door providing access to the garden.

## Bedroom One

Featuring a double-glazed bay window to the front elevation, built-in storage cupboards, a radiator, and a ceiling light point.

## Bedroom Two

Featuring a double-glazed window to the rear elevation, built-in storage cupboards, a radiator, and a ceiling light point.

## Bedroom Three

With double glazed window to front elevation, radiator and ceiling light point

## Bathroom

Fitted with a large shower cubicle, pedestal wash hand basin, and low flush W.C. Additional features include a chrome heated towel rail, full-height tiling, ceiling light point, and an obscure double-glazed window to the rear elevation.

## Garden

The garden is mainly laid to lawn with a paved patio area, timber storage shed, and a variety of planted shrubs and bushes. Enclosed by panelled fencing, the garden also benefits from a rear courtesy gate offering access to stunning reservoir views.

## garage

With power and light point

## Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

## 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 D.

## 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. (or, for example – Drainage is to a cesspit located in the garden). (or, for example - There is no gas at the property). (or, for example - The property has a water meter).

### Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

### 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.



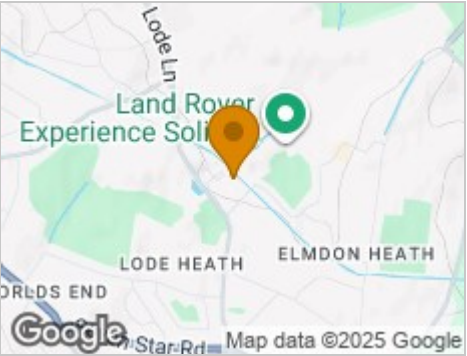
Road Map



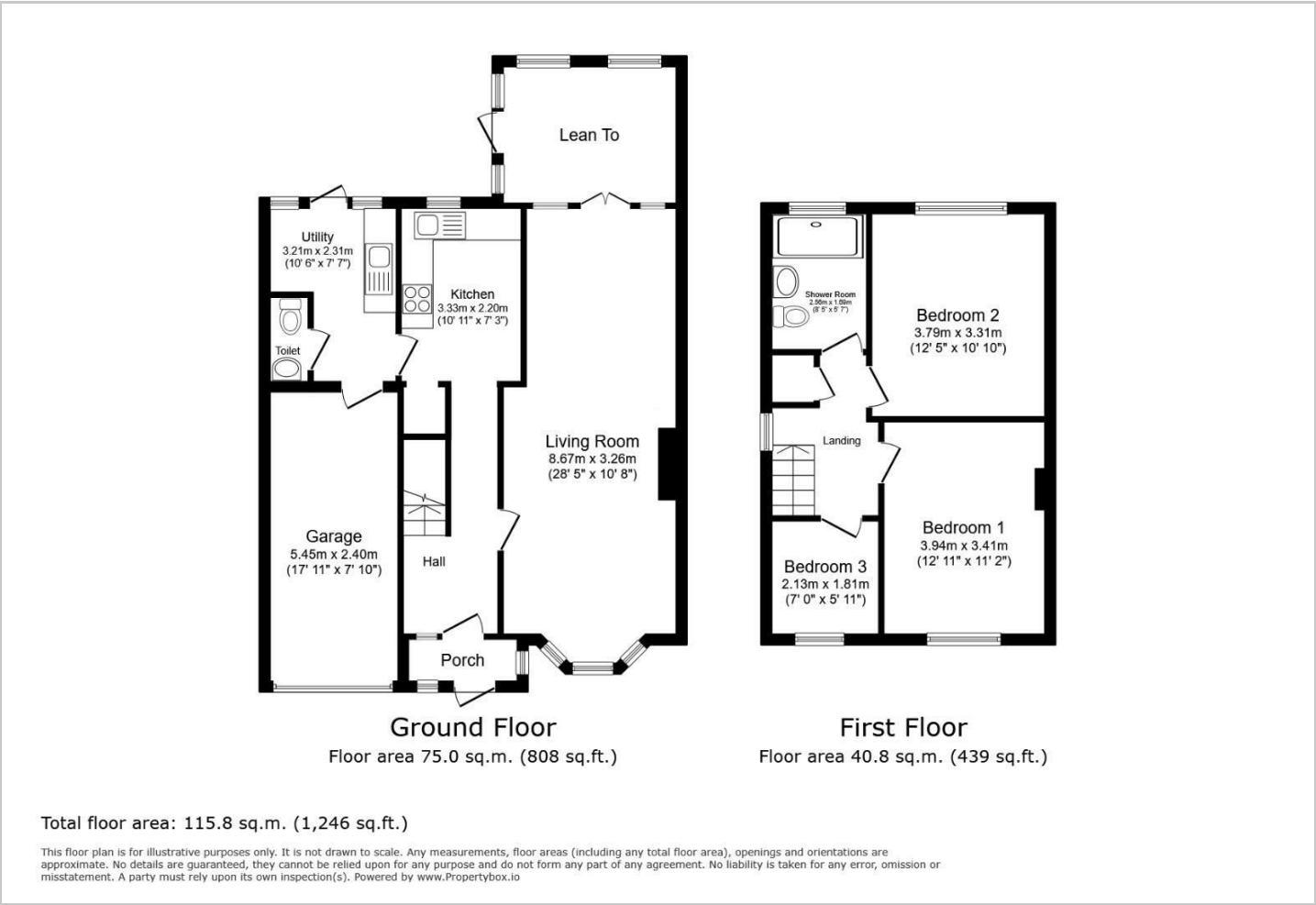
Hybrid Map



Terrain Map



Floor Plan



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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