



40 MAYSWOOD ROAD, SOLIHULL, B92 9JA

ASKING PRICE OF £275,000

EPC: D Council Tax Band: C



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- End Terrace Residence
- Two Bedrooms
- Lounge & Sitting Room
- Breakfast Kitchen & Breakfast Room
- Further Scope for Development (STPP)
- Good Size Rear Garden
- Double Glazing & Gas Central Heating
- No Upward Chain

A two bedroom end terrace residence occupying a good size plot within a popular location. The property offers both double glazing and gas central heating. The excellent living accommodation briefly comprises; entrance hall, lounge, breakfast room, sitting room, breakfast kitchen, first floor landing, two bedrooms, shower room/wc, fore garden and large rear garden. No Upward Chain.



ENTRANCE HALL

LOUNGE 12' 0" x 10' 4" (3.66m x 3.15m)

BREAKFAST ROOM 10' 9" x 6' 3" (3.28m x 1.91m)

SITTING ROOM 10' 1" x 7' 9" (3.07m x 2.36m)

BREAKFAST KITCHEN 10' 9" x 9' 6" (3.28m x 2.9m)

FIRST FLOOR LANDING

BEDROOM ONE 14' 0" x 9' 0" (4.27m x 2.74m)

BEDROOM TWO 10' 8" x 10' 1" (3.25m x 3.07m)

SHOWER ROOM/WC

FORE GARDEN

LARGE ENCLOSED REAR GARDEN



***** DRAFT DETAILS *****

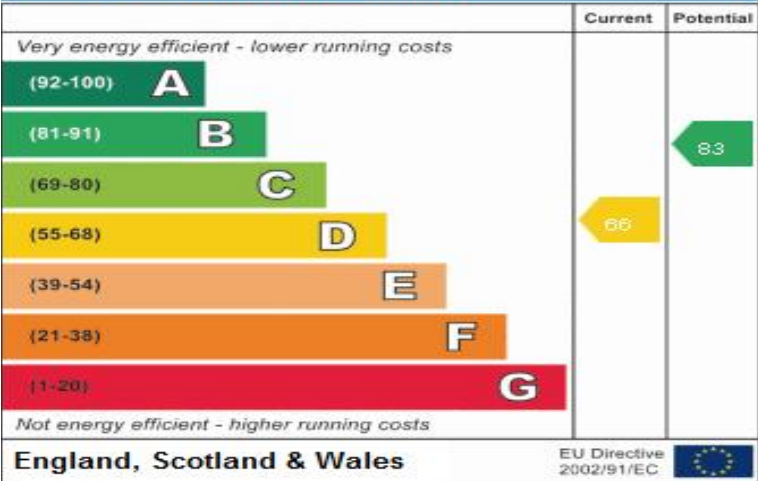
Details have not been confirmed by the property owner.

This is a draft copy only, therefore, we cannot confirm their accuracy.

Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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