



Draycote Close, SOLIHULL

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Property Description

Situated on the peaceful and sought-after Draycote Close, this delightful two-bedroom ground floor maisonette offers an excellent opportunity for downsizers or investors alike. Set within a quiet residential cul-de-sac, the property enjoys a private entrance and a welcoming sense of space and privacy.

Step inside to find a well-presented interior featuring a spacious living/dining room, a modern fitted kitchen, and two generously sized bedrooms-ideal for both sleeping and working from home. The main bedroom benefits from ample natural light, while the second bedroom is perfect as a guest room or home office. A contemporary bathroom suite completes the interior.

Outside, the property boasts direct access to a private garden area-ideal for relaxing or entertaining during warmer months. Additional benefits include double glazing throughout, and gas central heating for year-round comfort.

With excellent transport links, local amenities, and green spaces nearby, this maisonette is perfectly positioned for convenience and lifestyle.

PLEASE NOTE - THIS PROPERTY HAS 39 YEARS LEFT ON THE LEASE



Entrance Porch

Double glazed door to front aspect

Lounge

16' 11" x 11' 3" (5.16m x 3.43m)
Double glazed window to front aspect, electric fireplace and radiator

Kitchen

9' 3" x 8' 6" (2.82m x 2.59m)
Fitted kitchen, wall and base units, double glazed window to rear aspect, work surfaces, electric oven, gas hob and fridge/freezer

Bedroom 1

13' 6" x 8' 10" (4.11m x 2.69m)
Double glazed window to rear aspect, fitted wardrobe and radiator

Bedroom 2

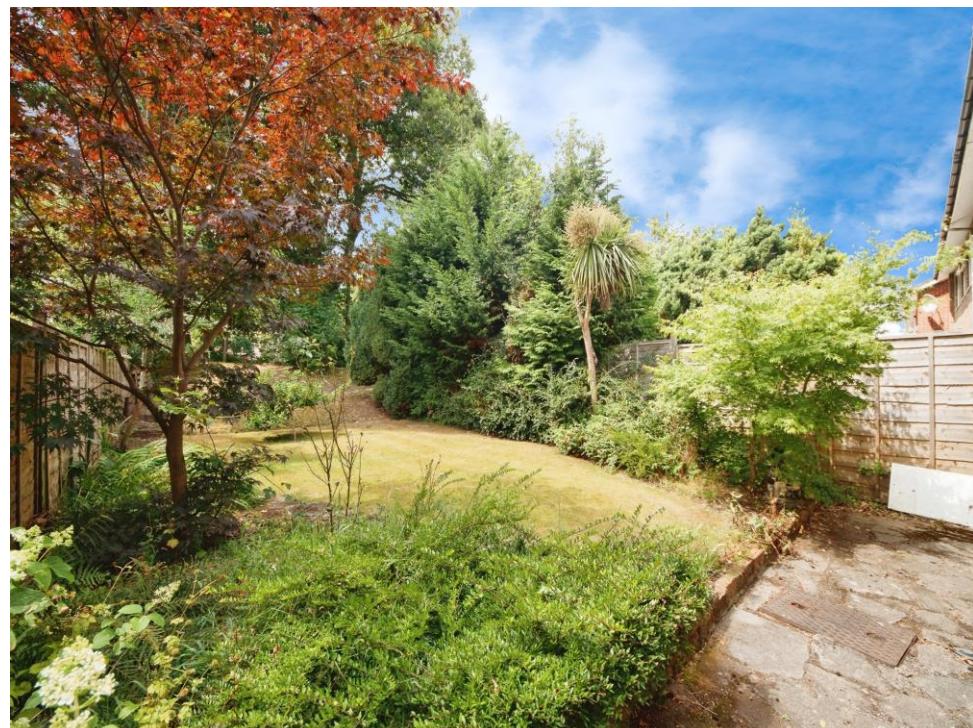
9' 10" x 8' 11" (3.00m x 2.72m)
Double Glazed window to rear aspect and radiator

Bathroom

Double glazed window to rear aspect, shower cubicle, W.H.B, W.C, partially tiled and hot towel rail

Garden









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). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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29 High Street
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EPC Rating: C
Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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