



Draycote Close, SOLIHULL





## 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















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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.



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