



melvyn
Danes
ESTATE AGENTS



Elkstone Close

Solihull

Offers Around £145,000

Description

Elkstone Close is sited just off Colesbourne Road which in turn joins Ulleries Road which leads to Hobs Moat Road where one will find a crescent of local shops serving everyday needs, behind which is a doctors surgery, local library and fitness centre.

Hobs Moat Road joins Lode Lane which gives access to the town centre of Solihull where one will find an excellent array of shopping facilities and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre.

There is easy access via the A45 Coventry Road to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The property is set back from the road behind a paved and gravel driveway leading to a UPVC front entrance door.



Accommodation

Entrance Hall

Accessed via UPVC front door and allowing access into the living room. With cloaks cupboard and ceiling light.

Living Room

11'4" x 12'3"



A bright living room with window to front elevation and access through to the inner hall. with ceiling light, wall mounted radiator and electric wall mounted fire.



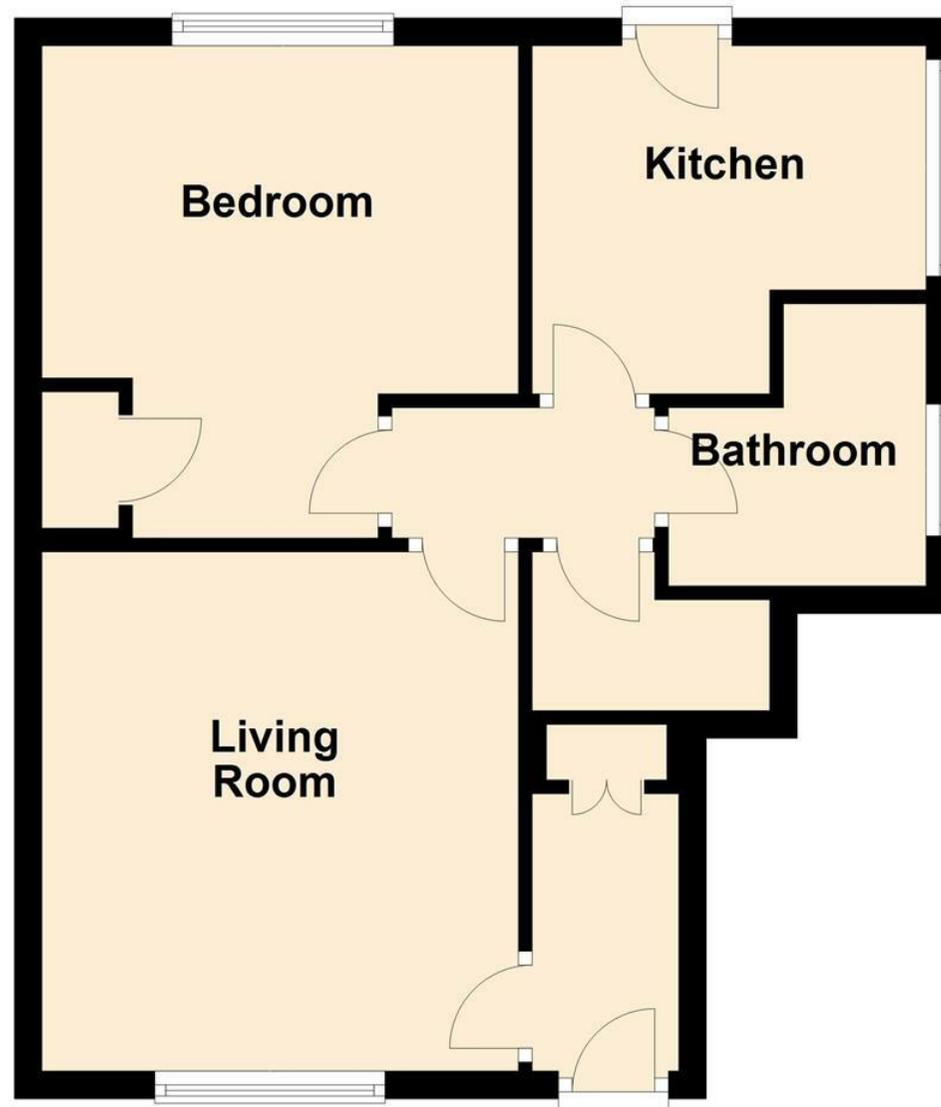
Inner Hall

With under stair storage and ceiling light with access to kitchen, bathroom and the bedroom.





Ground Floor



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

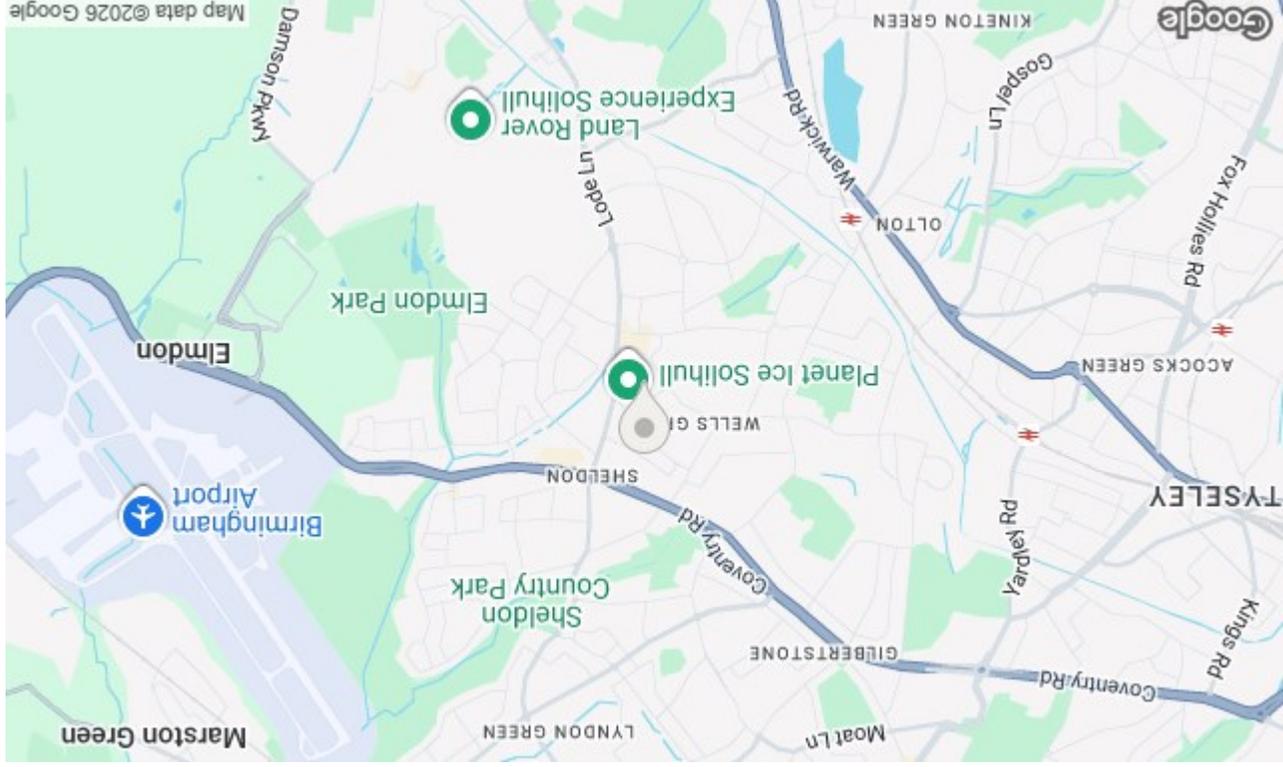
TENURE We are advised that the property is Leasehold with 125 years remaining on the lease.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

BROADBAND/MOBILE: Please refer to checker www.ofcom.gov.uk for broadband and mobile coverage at the property. From data taken on 28/02/1016 we understand that the standard broadband download speed at the property is around 1000 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



12 Elkstone Close Solihull B92 8LH Council Tax Band: A

Energy Efficiency Rating

Potential	Current	EU Directive 2002/91/EC
		England & Wales
		<i>Very energy efficient - lower running costs</i>
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		<i>Not energy efficient - higher running costs</i>
		70
		74