



smarthomes

Marsden Close

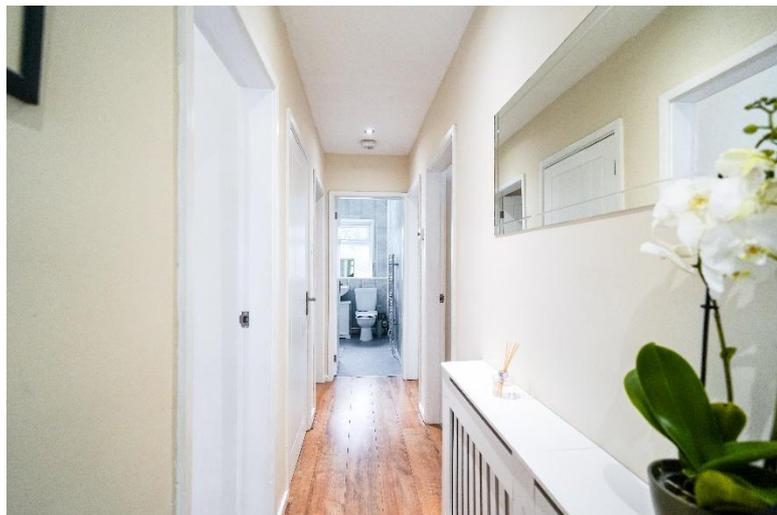
Solihull

- A Beautifully Presented Ground Floor Maisonette
- Two Double Bedrooms
- Modern Fitted Kitchen
- West Facing Rear Garden

£205,000

Current EPC Rating - 68 (D)
Current Council Tax Band - B

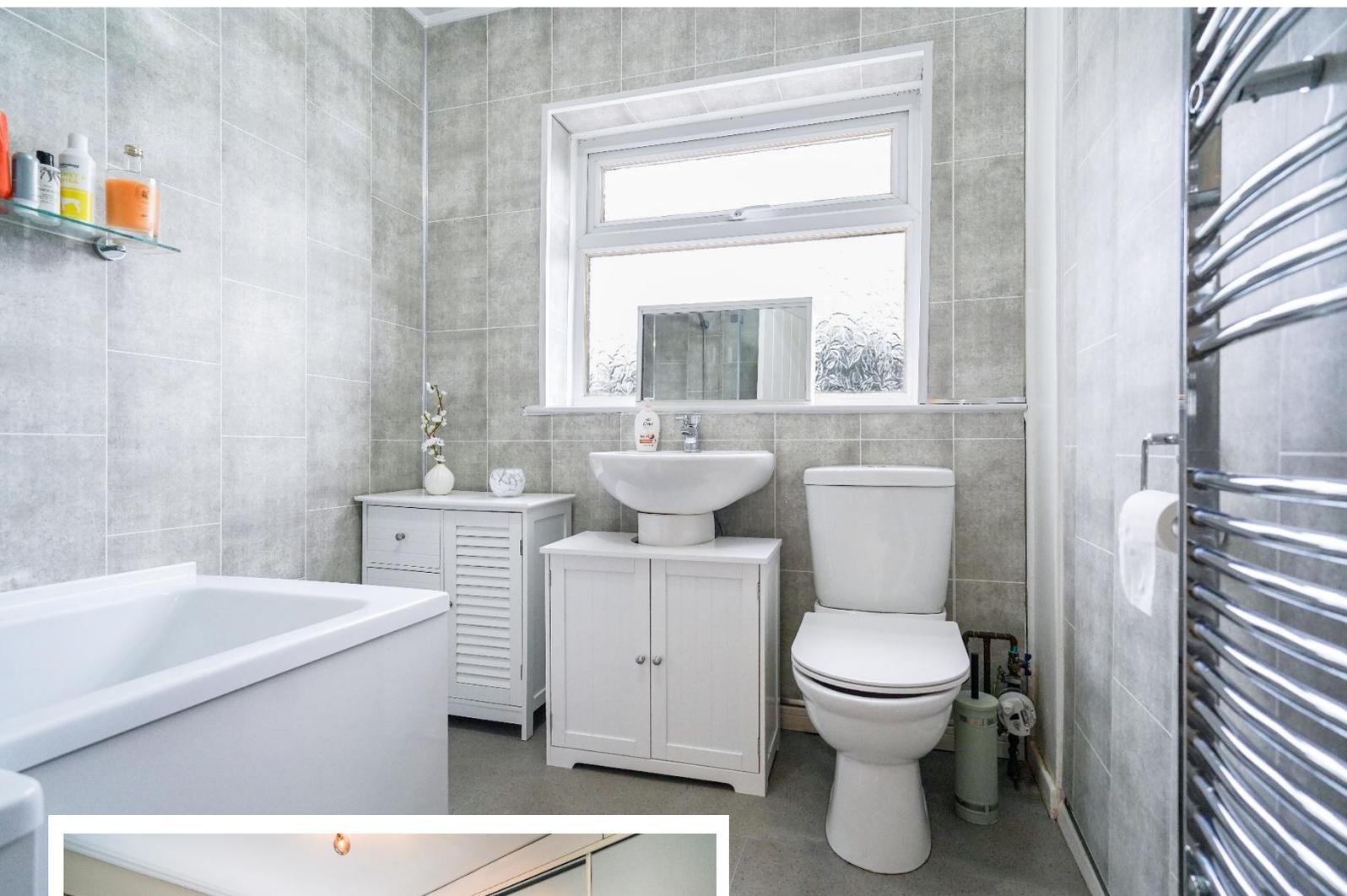




Property Description

A beautifully presented ground floor maisonette being within walking distance of Olton Train Station and being a perfect purchase for a first time buy or investor. Offering accommodation comprising two double bedrooms, lounge, modern fitted kitchen and bathroom, West facing rear garden, UPVC double glazing and gas central heating

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



Rooms & Measurements

Entrance Hall

Lounge to Front - 3.9m x 3.4m (12'9" x 11'1")

Kitchen to Side - 3.3m (to door recess) x 3.3m (10'9" x 10'9")

Bedroom One to Rear - 3.3m x 2.9m (to wardrobes)
(10'9" x 9'6")

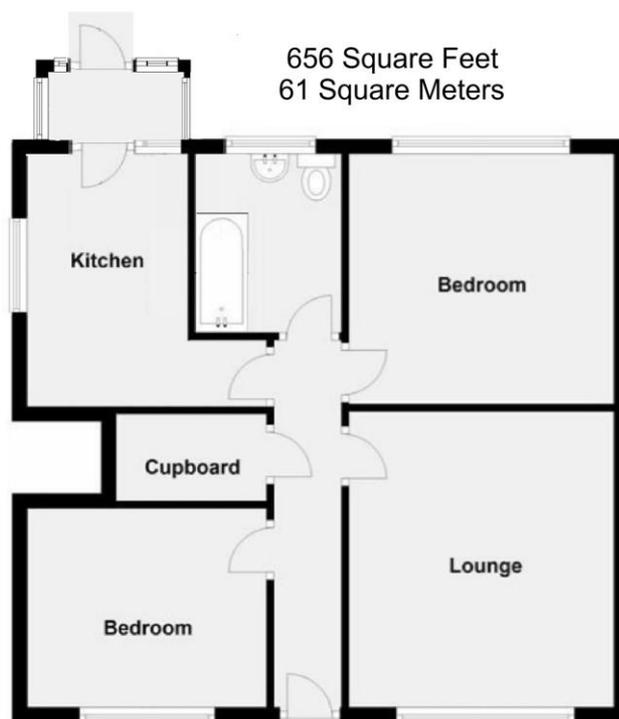
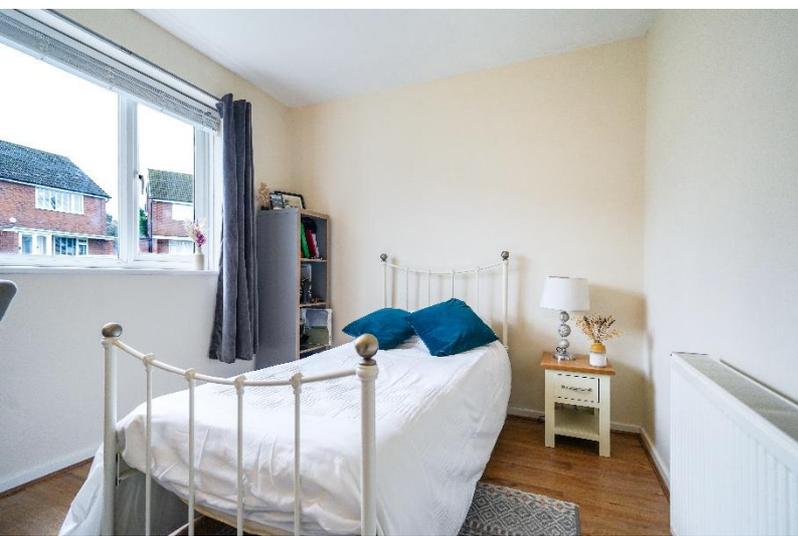
Bedroom Two to Front - 3.2m x 2.6m (10'5" x 8'6")

Modern Bathroom to Rear - 2.4m x 1.9m (7'10" x 6'2")

Tenure

We are advised by the vendor that the property is leasehold with approx. 88 years remaining on the lease with a ground rent of approx. £125 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Vendor. Current council tax band – B



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are 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.