

3 Broomfields Avenue

Solihull, B91 2NP





ARC
REPAIRS
01753 451204

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TWO BEDROOM MAISONETTE

- FIRST FLOOR
- TWO DOUBLE BEDROOMS
- FRONT AND REAR GARDEN
- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN
- MODERN BATHROOM
- GARAGE
- NO CHAIN

Spacious two bedroom first floor maisonette, benefitting from having both a front garden, rear garden and garage. This property is chain free and within easy walking distance to Solihull Town Centre. The accommodation briefly comprises of a light a generously size lounge, which overlooks the garden, a modern fitted kitchen, two good size double bedrooms and a modern bathroom. Ideal for first time buyers or investors.

EPC: C Council Tax Band: B



APPROACH

Laid to lawn with a path to the front door.

ENTRANCE HALLWAY

This is an ideal space for a small desk office set up with plug sockets.

LOUNGE

A generous size lounge with window to rear overlooking the garden.

KITCHEN

A modern fitted kitchen with integrated fridge and washing machine, large sink and drainer, hot point induction hob and extractor fan over, built in oven and grill. Plenty of wall and floor units. Window overlooking the garden.

MASTER BEDROOM

A spacious double bedroom with window to the front.

BEDROOM TWO

Another good size bedroom.

BATHROOM

A low level WC and sink in a built-in storage unit. Chrome towel rail radiator. Shower cubicle with Triton electric power shower. Bath. Tiled flooring and spot lights to the ceiling.

REAR GARDEN

Laid to lawn with a gate giving access to the garage en-bloc.

Length of Lease: 150 years (at 2026)

Service Charge: £150 pa

Ground Rent: £100 pa

Buildings Insurance: £180 pa









Asking Price Of £215,000

TENURE:

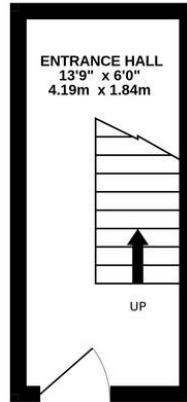
We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Ruxton Independent Estate Agents & Valuers LLP

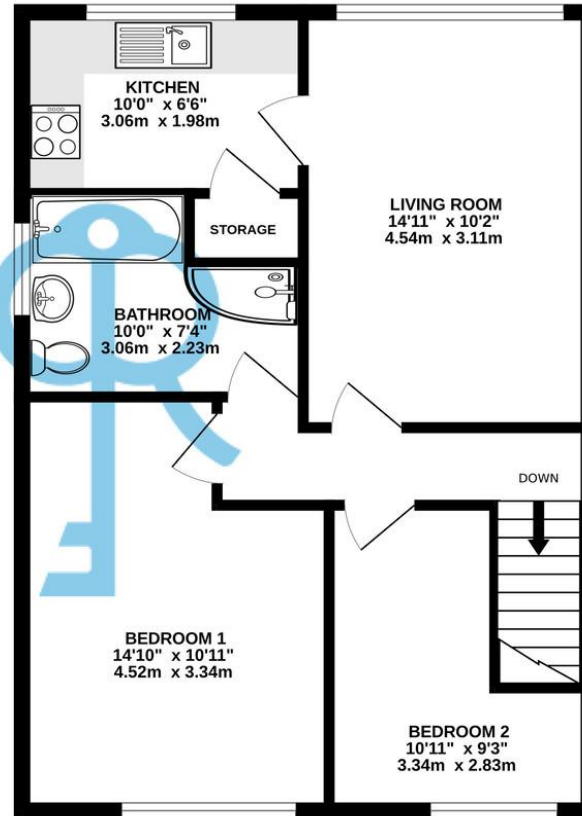
6 The Square, Solihull
B91 3RB
0121 704 0100



GROUND FLOOR
83 sq.ft. (7.7 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplan – For identification purposes only



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The graph shows this property's current and potential energy rating.