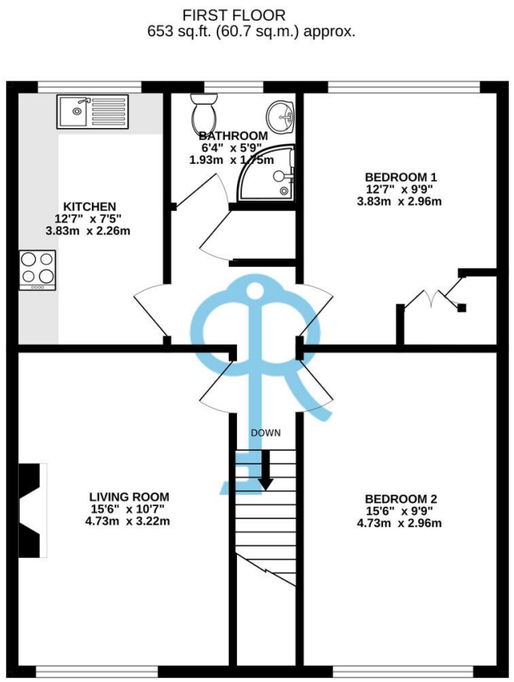




Floorplan Layout



TOTAL FLOOR AREA : 653 sq.ft. (60.7 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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

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Overton Close, Birmingham, B28 9NA

Asking Price Of **£159,000**

- First Floor Maisonette
- Quiet Cul-De-Sac Location
- Under Floor Heating to Kitchen/Bathroom
- Modern Fitted Kitchen
- Contemporary Bathroom
- Master Bedroom with Fitted Wardrobes
- Private Garden
- Gated Secure Garage







Overton Close, Birmingham, B28 9NA

Asking Price Of **£159,000**

Property Description

A unique opportunity to purchase a two-bedroom first-floor maisonette in a quiet cul-de-sac location and ideally located for the amenities in Hall Green and Solihull Town Centres, being sold with a share of the Freehold. This well-presented maisonette offers modern accommodation with a number of attractive features. The property benefits from a modern fitted kitchen with underfloor heating and a contemporary bathroom with underfloor heating, with well-proportioned living accommodation throughout. Externally, there is a private garden, providing a pleasant outdoor space, while the property also benefits from a gated secure garage, offering excellent parking and additional storage.

Shirley is a well-established suburban town located in the Metropolitan Borough of Solihull, in the West Midlands of England. Situated just south of Birmingham city centre, it benefits from a prime location that combines suburban tranquillity with excellent access to major urban amenities. The area lies along the A34 Stratford Road, a key arterial route that provides direct links to Birmingham to the north and Stratford-upon-Avon to the south.



ENTRANCE HALL A welcoming entrance hallway with stairs to the accommodation.

HALLWAY Hallway with spotlights, providing access to the main living accommodation. The hallway also benefits from a useful storage cupboard, ideal for keeping coats, shoes and household items neatly tucked away.

LIVING ROOM A bright and welcoming living room featuring an electric fire with attractive surround, creating a lovely focal point. A front-facing window allows plenty of natural light into the room, while wood flooring and recessed spotlights add a modern touch. There is also space for a small table, chairs, making this a versatile and inviting living area.

KITCHEN A modern and well-appointed kitchen fitted with a range of wall and base units, complemented by a rear-facing window providing natural light. The kitchen benefits from an integrated oven, electric hob and integrated fridge and freezer together with space and plumbing for a washer/dryer. Underfloor heating provides additional comfort, making this a practical and stylish space for everyday living.

MASTER BEDROOM The master bedroom is generously sized, featuring build-in wardrobes, integrated bedside tables and additional storage. Spotlights provide a bright and modern finish, while a rear-facing window allows plenty of natural light into the room.

BEDROOM TWO A good-sized double bedroom with front-facing windows, providing plenty of light. The room also benefits from wood flooring and spotlights, creating a bright modern finish.

BATHROOM Contemporary Porcelanosa bathroom fitted with underfloor heating and spotlights. The suite comprises a shower cubicle, toilet and wash handbasin, complemented by a stylish chrome ladder radiator.

GARDEN A private well-maintained garden offering pleasant outdoor space for relaxing. The garden also benefits from a useful shed, providing additional storage for gardening equipment and outdoor furniture.

GATED SECURE GARAGE Gated, secure garage providing valuable off-road parking and additional storage.

EXTERNAL STORAGE CUPBOARD A practical storage cupboard suitable for storing those larger items.

Length of Lease: 999 years (at 2026)

Sold with a share of the Freehold

To book a viewing of this property:

Email info@ruxtonproperty.co.uk
Call +44 (0)121 704 0100









