



Marlbrook Close, Solihull

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## Property Description

A traditional style two bedroom ground floor maisonette, situated in a popular cul de sac, close to amenities. Accommodation comprises entrance hallway, lounge, dining room, kitchen, two bedrooms and shower room and ample amounts of parking. Property further benefits from double glazing, gas central heating, rear garden and no upward chain. This is a great buy to let or first time purchase. CALL NOW ON 0121 742 1725!!!!

## Entrance Hallway

Door to front elevation, central heating radiator and all doors off.

## Lounge

Double glazed window and door to front elevation, central heating radiator.

## Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas connections, electric oven and hob, tiling to splash prone areas, central heating boiler housed.

## Bedroom One

Double glazed window to front elevation, central heating radiator and fitted wardrobe.

## Bedroom Two

Double glazed window to front elevation and central heating radiator.

## Bedroom Three

Double glazed window and door to rear elevation and central heating radiator.

## Bathroom

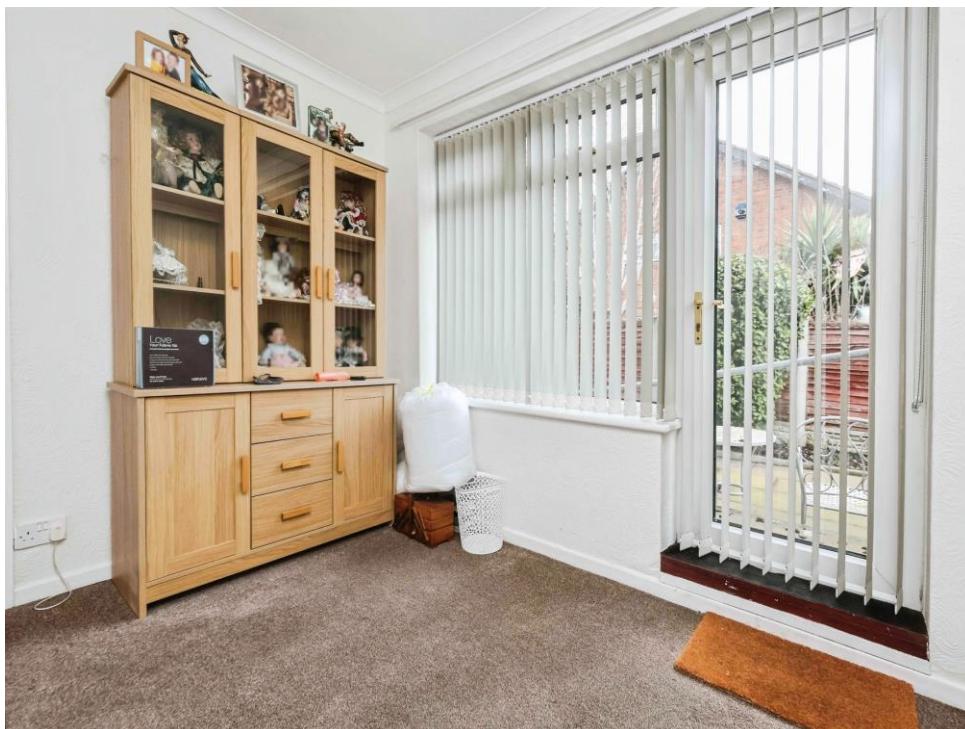
Two double glazed windows to rear elevation, W.C, wash hand basin, electric shower, central heating radiator, tiling to walls.

## Rear Garden

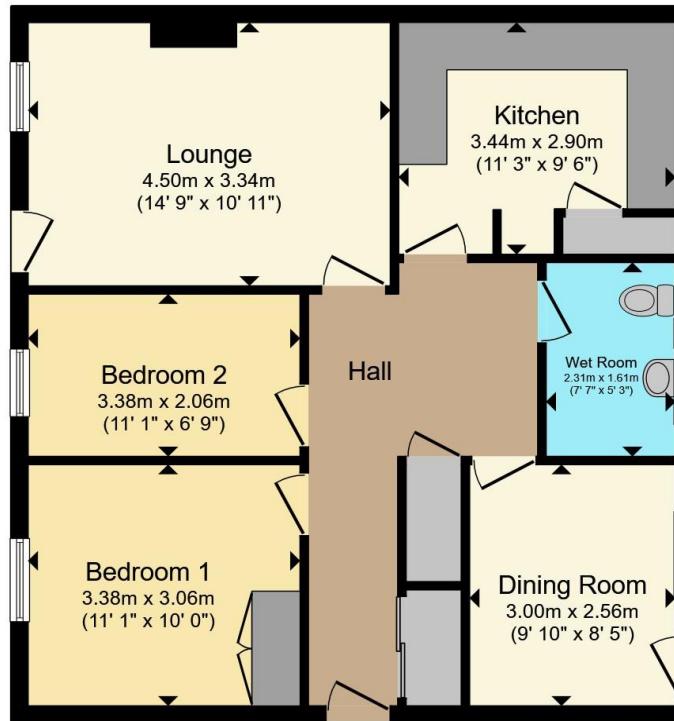
Slabbed patio, outside tap, side access to frontage and fencing to all boundaries.











Total floor area 69.6 m<sup>2</sup> (749 sq.ft.) approx

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To view this property please contact Burchell Edwards on

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EPC Rating: C  
 Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 120.00

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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