



Marlbrook Close, Solihull



# Marlbrook Close, Solihull, B92 8LP

for sale offers over  
**£190,000**



## 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.



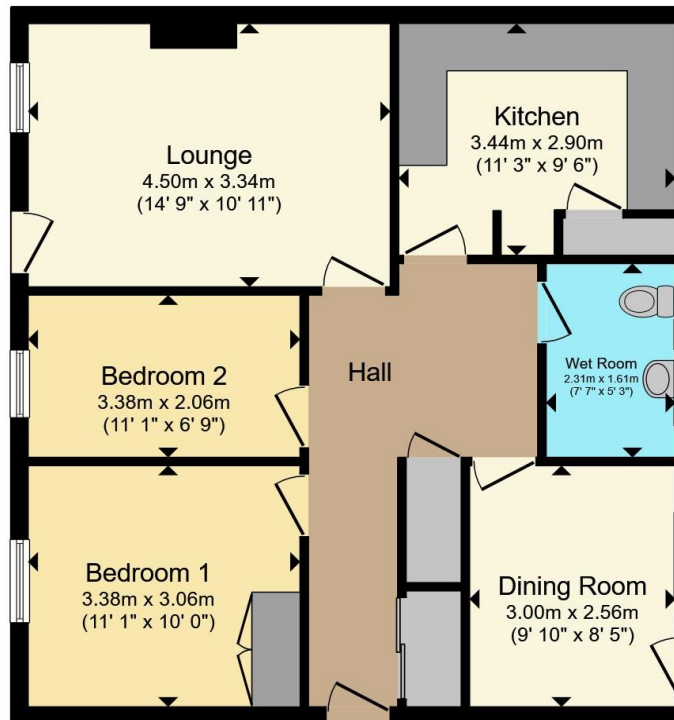












Total floor area 69.6 m<sup>2</sup> (749 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 0121 742 1725**  
**E [sheldon@burchelledwards.co.uk](mailto:sheldon@burchelledwards.co.uk)**

2208 Coventry Road Sheldon  
 BIRMINGHAM B26 3JH

EPC Rating: C Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 120.00

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/SHL211409](http://burchelledwards.co.uk/Property/SHL211409)**

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.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SHL211409 - 0002