



Shustoke Road, Solihull

Guide Price £200,000





PROPERTY OVERVIEW

Presenting this immaculately presented and recently refurbished two-bedroom ground floor maisonette, conveniently located on a quiet road with NO UPWARD CHAIN. Ideal for first-time buyers, the property offers a comfortable and contemporary living space. Upon entrance, you are greeted by an inviting hallway with ample storage, leading to a fitted kitchen and an open plan living/dining room adorned with a lean-to conservatory, creating a bright and airy ambience throughout. The living spaces are thoughtfully designed for modern living. The property comprises two well-proportioned bedrooms, with one large double bedroom, accompanied by a lovely shower room. Additionally, the property benefits from a shared rear garden and a garage en-bloc for added convenience. This charming maisonette offers a perfect blend of comfort, style, and practicality, making it an excellent opportunity for those seeking a cosy and well-maintained home in a peaceful setting.





PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: B

Tenure: Leasehold

- Two Bedroom Ground Floor Maisonette
- NO UPWARD CHAIN
- Ideal For First-Timer Buyers
- Refurbished To A High Standard
- Fitted Kitchen
- Open Plan Living / Dining Room
- Two Bedrooms
- Modern Shower Room
- Shared Garden & Garage En-Bloc



PORCH

HALLWAY

LIVING/DINING ROOM

13' 2" x 10' 0" (4.01m x 3.05m)

CONSERVATORY

**KITCHEN**

8' 7" x 6' 2" (2.62m x 1.88m)

BEDROOM ONE

13' 9" x 10' 0" (4.19m x 3.05m)

BEDROOM TWO

9' 8" x 6' 10" (2.95m x 2.08m)

SHOWER ROOM

5' 10" x 5' 3" (1.78m x 1.60m)

TOTAL SQUARE FOOTAGE

49 sq.m (527 sq.ft) approx.

OUTSIDE THE PROPERTY**SHARED REAR GARDEN****GARAGE****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, fridge, dishwasher and all carpets and blinds.

ADDITIONAL INFORMATION

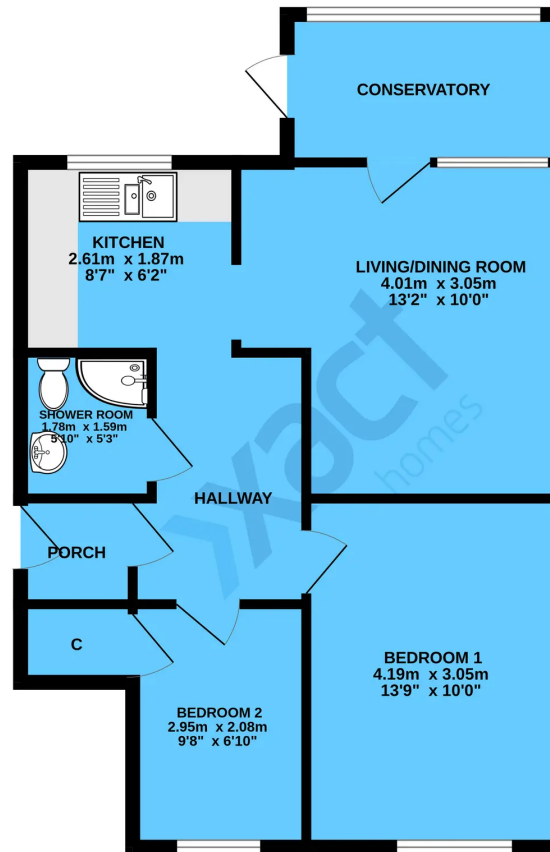
Services - water meter, mains gas, electricity and sewers. Broadband - Virgin Media. Service charge - nil. Ground rent - £100 pa.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



TOTAL FLOOR AREA : 49.0 sq.m. (527 sq.ft.) 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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