



Greenland Rise, Solihull

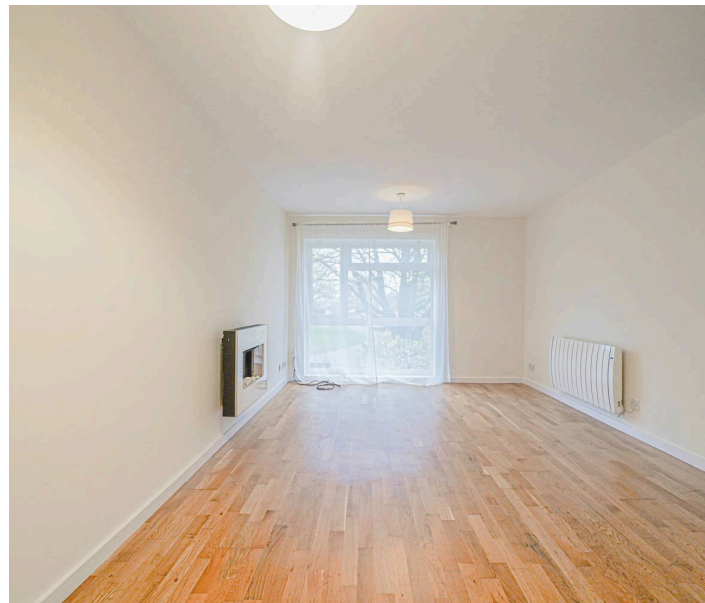
Guide Price £169,500





PROPERTY OVERVIEW

Introducing this immaculately presented two-bedroom first-floor maisonette, which is perfectly poised to cater to the requirements of first-time buyers and investors alike. This property boasts a prime location on a tranquil cul-de-sac providing a peaceful living environment, ensuring optimal privacy and tranquillity for its residents. One of the standout features of this home is its impressive living/dining room, which benefits from an abundance of natural light flowing in through a large window, creating a bright and inviting space perfect for entertaining or relaxation. The open-plan layout creates a seamless transition between the living and dining areas, enhancing the overall sense of space and functionality. The property offers two generously sized bedrooms, providing ample room for sleep, study, or storage, making it an ideal residence for couples, small families, or those seeking a home office space. Completing the interior layout is a well-appointed family bathroom, ensuring convenience and comfort for the occupants. Convenience is key with this property, as it is situated within walking distance to local amenities, including shops, providing easy access to every-day essentials and services. The absence of an upward chain streamlines the buying process, offering a hassle-free transaction for prospective purchasers.





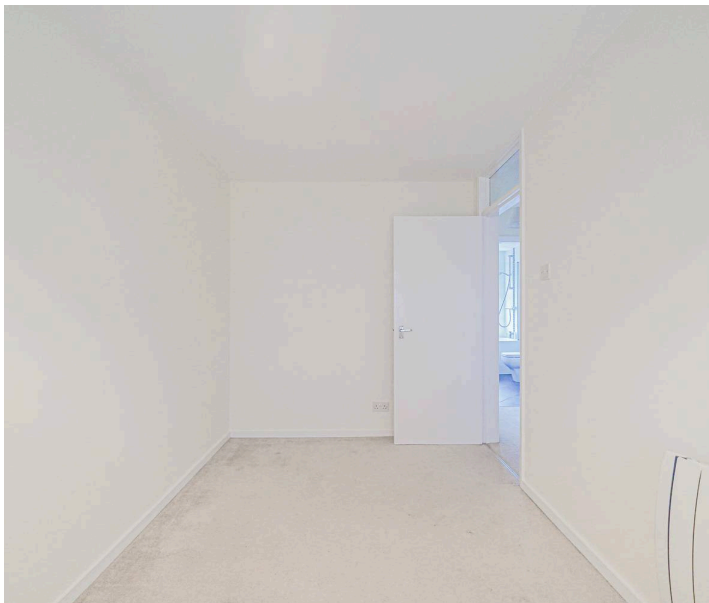
In summary, this charming maisonette presents a fantastic opportunity to acquire a well-maintained property in a desirable location. With its versatile living spaces, convenient amenities, and attractive features, this property is sure to appeal to those seeking a comfortable and practical home.

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 First-Floor Maisonette
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Set On A Quiet Cul-De-Sac
- Spacious Living / Dining Room
- Two Generously Sized Bedrooms
- Early Viewing Essential

**ENTRANCE****LIVING/DINING ROOM**

16' 0" x 10' 11" (4.88m x 3.33m)

KITCHEN

9' 9" x 7' 7" (2.97m x 2.31m)

BEDROOM ONE

12' 11" x 8' 6" (3.94m x 2.59m)

BEDROOM TWO

13' 0" x 7' 4" (3.96m x 2.24m)

TOTAL SQUARE FOOTAGE

55.0 sq.m (592 sq.ft) approx.

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor and all carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

Services - water meter, mains electricity and sewers.

Service charge - £27 pa. Ground rent - £100 pa.



INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

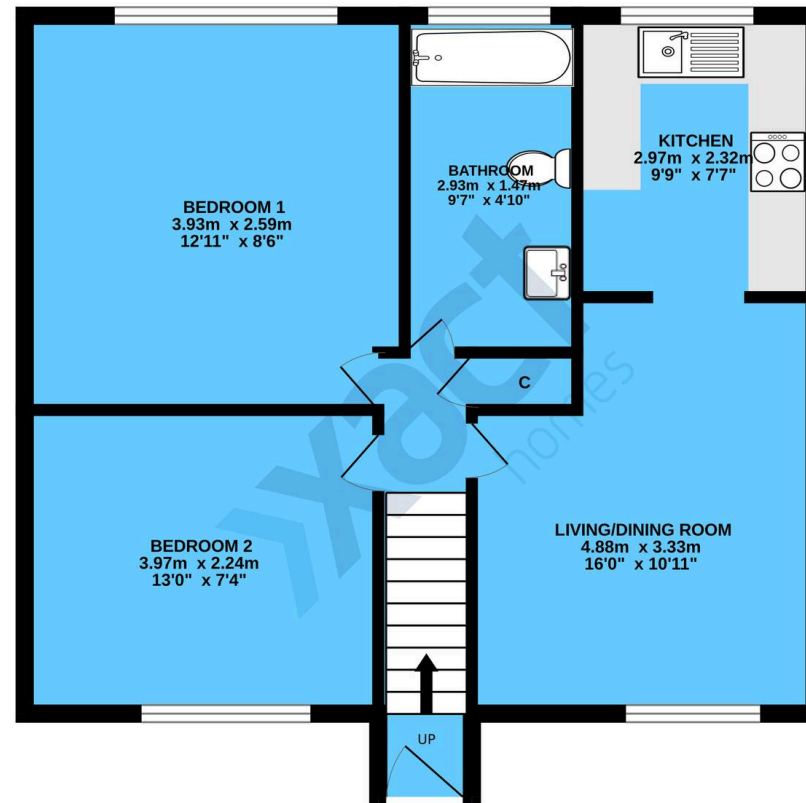
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

FIRST FLOOR



TOTAL FLOOR AREA : 55.0 sq.m. (592 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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