



Bilsmore Green, Solihull

Guide Price **£150,000**





PROPERTY OVERVIEW

****CASH BUYERS ONLY DUE TO LEASE LENGTH****

Introducing a fantastic opportunity to acquire a two-bedroom first-floor maisonette boasting a sought-after location and investment potential. This property comes with the added benefit of being chain-free, offering a seamless transition for prospective buyers. Only suitable for cash buyers due to lease constraints, this residence is ideal for those seeking a promising investment. The spacious living and dining area, drenched in natural light, provide a comfortable setting for relaxation and entertainment. A well-equipped fitted kitchen, complete with ample work surfaces, caters to culinary needs with ease. Two generously proportioned bedrooms offer personal retreats, complimented by a pristine family bathroom. Additional storage can be found in the outside cupboard, ensuring ample space for belongings. Don't miss the chance to own this promising property, perfectly poised for those looking to secure a valuable investment in a highly desirable location.

- CASH BUYERS ONLY DUE TO LEASE LENGTH
- Ideal Investment Property
- NO UPWARD CHAIN
- Spacious Living / Dining Area
- Fitted Kitchen
- Two Generously Sized Bedrooms
- Family Bathroom
- Abundance Of Natural Light Throughout



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

LIVING & DINING AREA

11' 1" x 16' 2" (3.38m x 4.93m)

KITCHEN

7' 5" x 9' 9" (2.26m x 2.97m)

BEDROOM ONE

8' 6" x 13' 2" (2.60m x 4.01m)

BEDROOM TWO

7' 6" x 13' 0" (2.29m x 3.95m)

BATHROOM

5' 0" x 9' 10" (1.52m x 3.00m)

TOTAL SQUARE FOOTAGE

54.0 sq.m (586 sq.ft) approx.

ITEMS INCLUDED IN THE SALE

Apelson integrated oven, Apelson integrated hob, Apelson extractor and all carpets and light fittings.





ADDITIONAL INFORMATION

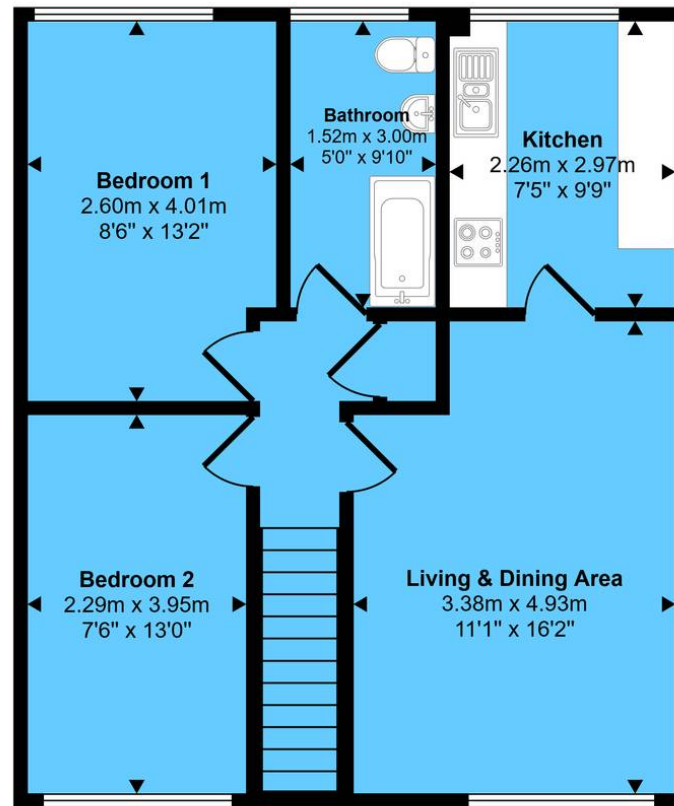
Services – mains gas, electricity and sewers. Utility meter for gas and electricity – pay as you go. Water meter is being installed on the 1st December 2025. Service charge – nil. Ground rent – £30 pa.

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.



Approx Gross Internal Area
54 sq m / 586 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

