



## 10 Elmdon Close

Solihull, B92 9HP

£160,000





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HS Homes are proud to present this 2 bed ground floor maisonette situated in a quiet cul-de-sac in Solihull. The property comprises of 2 bedrooms, kitchen, shower room and lounge diner. The property benefits from a large South facing rear garden. This is an ideal properties for first time buyers, young professionals or those with small families looking for a quiet location which is in easy reach of all local amenities. The first floor maisonette is already up for sale too so the opportunity for investors looking for buy to let properties or to convert both maisonettes into a large 4 bed semi detached house. Current lease is 85 years, £2250 to extend the lease by a further 90 years.

The property is set back from the road behind a laid lawn area and a paved footpath extending to a part glazed front door leading into

Entrance Hallway with ceiling light point and storage cupboard.

Lounge (12' 8" x 10' (3.86m x 3.05m)) with double glazed window to rear, radiator, laminate flooring, ceiling light point and fireplace.

Kitchen (8' 10" x 8' 8" (2.69m x 2.64m)) fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, wall mounted gas central heating boiler, tiling to splash back areas, tile effect flooring, ceiling light point and a glazed door and window to the rear garden.

Bedroom One (11' 5" x 9' 5" (3.48m x 2.87m)) with double glazed window to front elevation, laminate flooring, radiator and ceiling light point.

Bedroom Two (8' 11" x 6' 5" (2.72m x 1.96m)) with double glazed window to side elevation, laminate flooring, radiator and ceiling light point.

Shower Room (6' 10" x 5' 4" (2.08m x 1.63m)) fitted with a suite comprising of a corner shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, tiling to full height and floor, ceiling light point and two obscure double glazed windows to the side.

A large south facing rear garden being mainly laid lawn and a brick built storage shed. Wooden fence panels to the boundaries and mature trees offering complete privacy.



Road Map



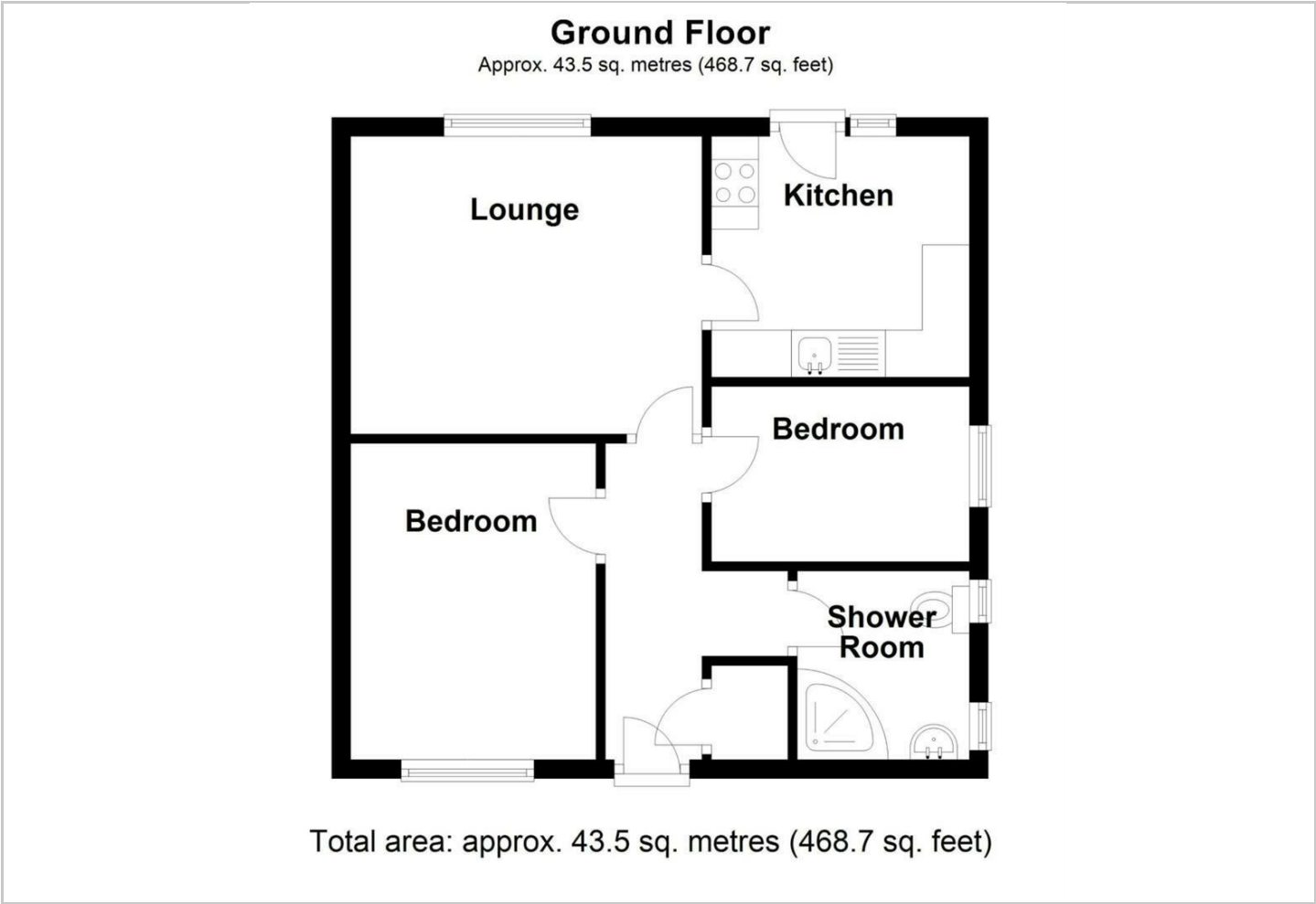
Hybrid Map



Terrain Map



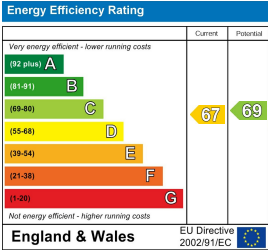
Floor Plan



Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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