



## 12 Elmdon Close

Solihull, B92 9HP

£170,000





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HS Homes are proud to present this immaculate and newly renovated 2 bed first floor maisonette situated in a quiet cul-de-sac in Solihull. The property comes with an open plan kitchen and living area and 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 ground 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 shared driveway providing off road parking with a laid lawn area and a paved footpath to the rear garden.

Entrance Hallway with ceiling light point, radiator and stairs to the first floor.

Landing with ceiling light point, UPVC double glazed window to front, storage cupboard, laminate flooring and radiator.

Lounge (11' 7" x 9' 10" (3.53m x 3m)) with double glazed window to the rear, radiator, laminate flooring and ceiling light point.

Kitchen (9' 11" x 7' 4" (3.02m x 2.24m)) fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Integrated fridge and freezer, integrated

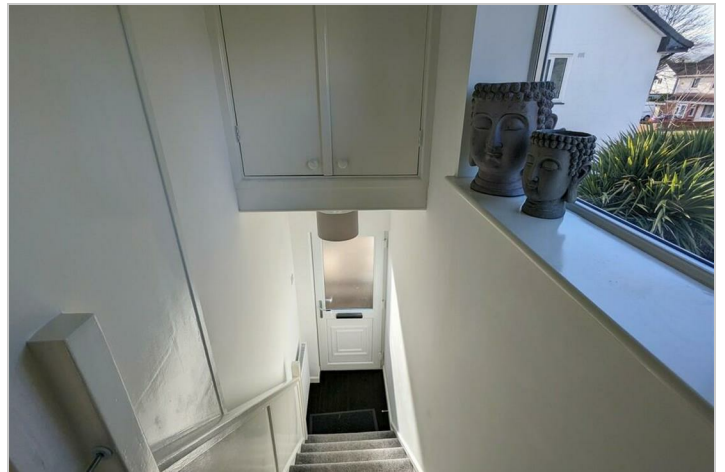
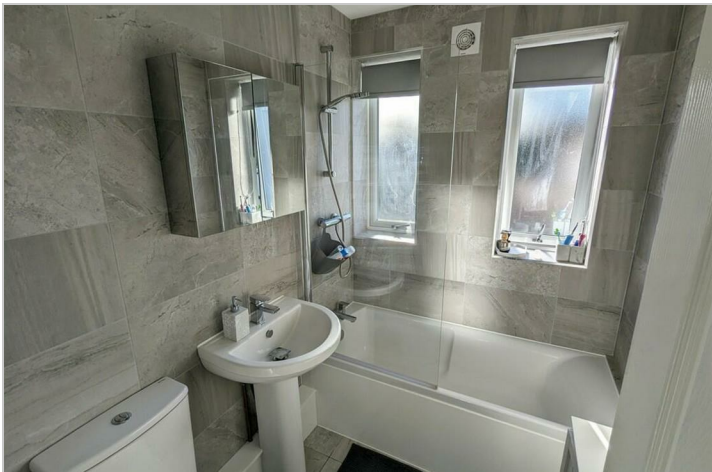
washer/dryer, concealed wall mounted gas central heating boiler, metro tiling to splash back areas, laminate flooring, ceiling spot lights and a double glazed window to the rear aspect.

Bedroom One (11' x 9' 6" (3.35m x 2.9m)) to Front with double glazed window to front elevation, radiator and ceiling light point.

Bedroom Two (8' 10" x 7' 2" (2.69m x 2.18m)) with double glazed window to side elevation, radiator and ceiling light point.

Family Bathroom (6' 9" x 5' 3" (2.06m x 1.6m)) fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, 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



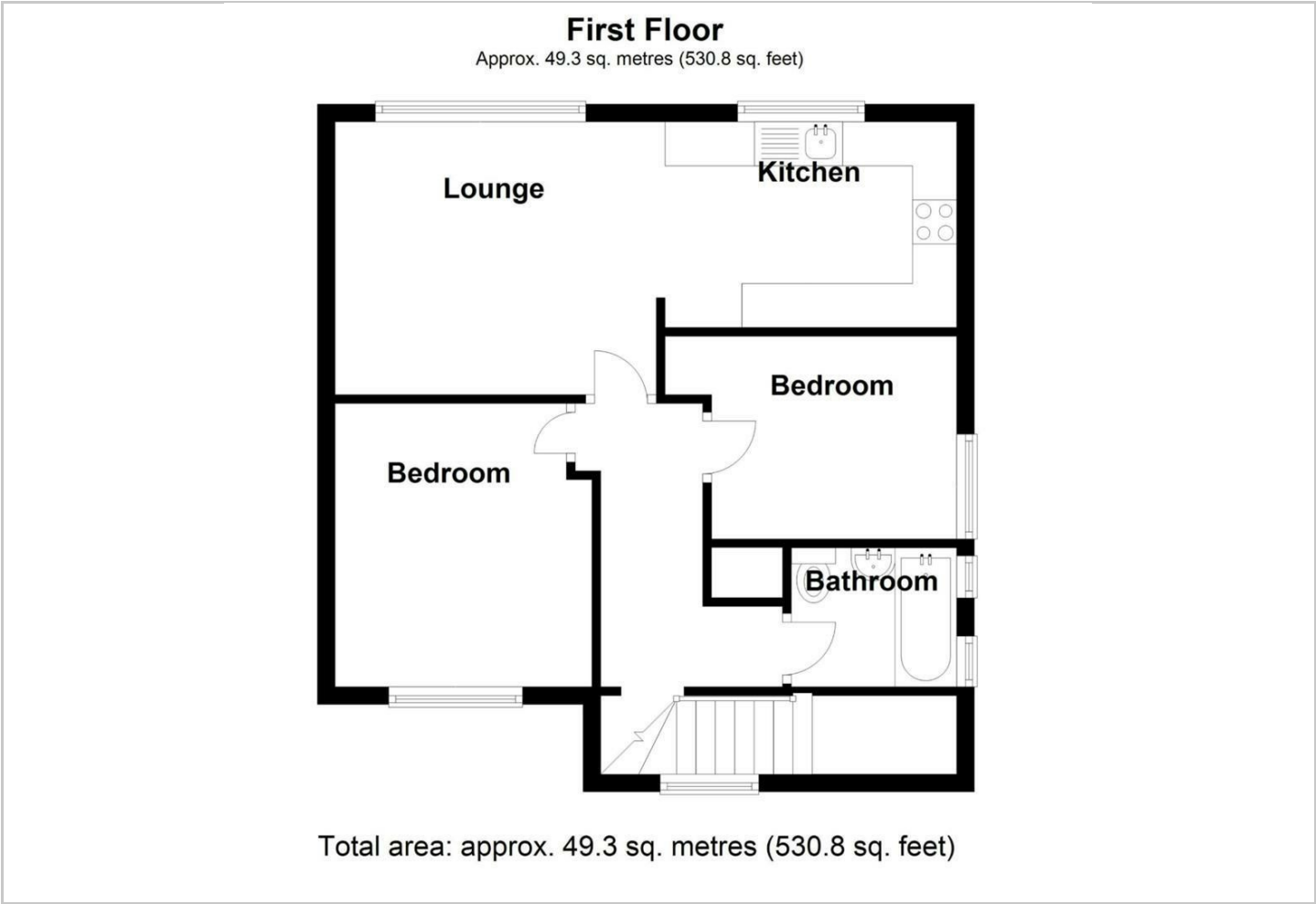
Hybrid Map



Terrain Map



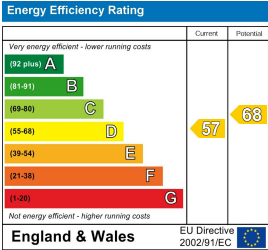
Floor Plan



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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