



EARLES
TRUSTED SINCE 1935



**64 Banbrook Close
Solihull, B92 9NE
£950**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

A first floor maisonette situated within the popular area of Damson Wood. The accommodation comprises:- entrance hall, landing, lounge, kitchen, two double bedrooms, bathroom. The property is currently being re-decorated - Photos to Follow.

Situated in a quiet residential area, yet just moments from local amenities, schools, Solihull town centre, and excellent transport links including Solihull Station and the M42.

Entrance Hall

With staircase leading to the first floor.

First Floor

Landing

With central heating radiator, useful storage cupboard and leading to:-

Lounge

16'1" x 10'11" (max) (4.91 x 3.35 (max))

Double glazed window to the front, central heating radiator, power points, TV point, coved cornicing and further door leading to:-

Kitchen

Comprising of a range of wall and base units, an inset stainless steel sink unit with side drainer, built in four ring gas hob with oven beneath and extractor hood over, plumbing for a washing machine, further space for a fridge and freezer, complementary wall tiles, central heating radiator, double glazed window, power points and laminated timber floor.

Bedroom One

12'8" x 8'4" (3.88 x 2.56)

PVC double glazed window overlooking the rear, central heating radiator and power points.

Bedroom Two

13'1" x 7'3" (3.99 x 2.23)

UPVC double glazed window, wall mounted gas central heating boiler,

central heating radiator and power points.

Bathroom

Comprising of a modern white suite, panelled bath with Mira Sprint electric shower over, shower screen, pedestal wash basin, low flush wc, central heating radiator and UPVC obscure glazed window.

Additional Information

Services: Water, gas, electricity and drainage are connected to the property.

Council Tax: Band B (Solihull Metropolitan Borough Council)

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps.

For more information visit:
<https://checker.ofcom.org.uk/>

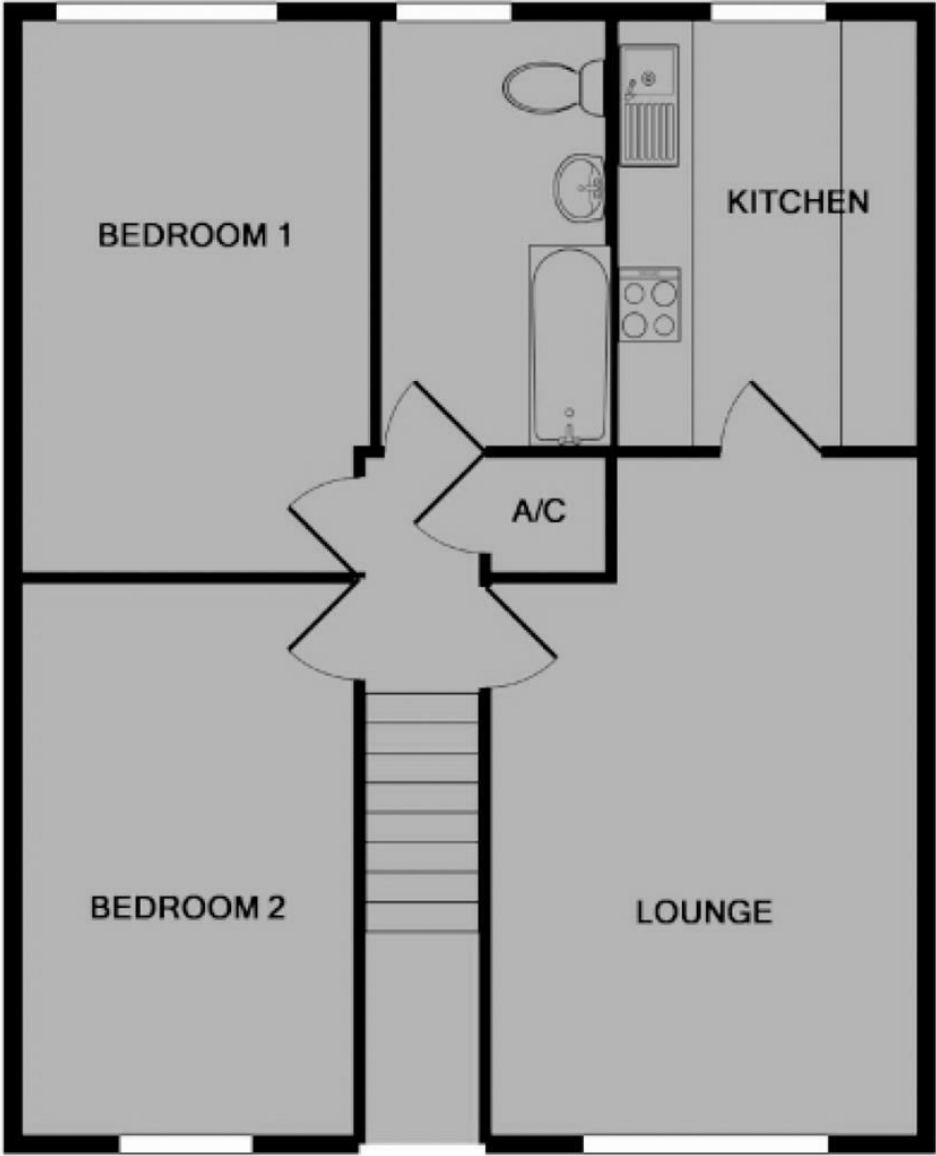
Viewing: Strictly by prior appointment through Earles on 01564 794343.

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS (www.tds.gb)

A holding deposit, equivalent to 1 weeks rent will be required upon application.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

