

melvyn
Danes
ESTATE AGENTS

36

Banbrook Close

Solihull

Asking Price £264,600

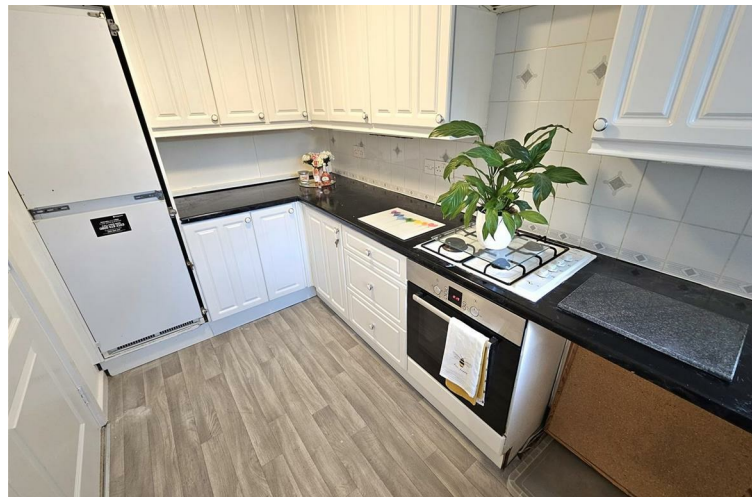
Description

This extended mid terraced three bed is located in a quiet cul-de-sac location and offered with the freehold on completion. With gas central heating, a fitted kitchen and bathroom, and loft storage, it is perfect for a first-time buyer, investor or someone looking to downsize. The property benefits from off road parking, a single garage and private rear garden.

Situated on the popular Damsonwood development, Banbrook Close leads indirectly from Rowood Drive via Thelsford Way, not far from the junction with Damson Lane where there are local shops and vehicular access out onto the A45 Coventry Road. The A45 gives access to the city centre of Birmingham or in the opposite direction to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Rowood Drive also leads out to Lode Lane where is sited Lode Heath School and along which regular bus services operate to the town centre of Solihull or out towards to the A45 in Sheldon.

Solihull has an excellent choice of shopping facilities, a thriving business community and its own main line London to Birmingham railway station, opposite which is Tudor Grange Park and leisure centre and Solihull College.



Accommodation

Entrance Hall

Kitchen

6'5" x 11'6" (1.974 x 3.527)

Living/Dining Room

18'1" x 10'8" + 10'0" x 6'0" (5.527 x 3.253 + 3.052 x 1.853)

Bedroom One

8'7" x 13'10" (2.627 x 4.225)

Bedroom Two

9'2" x 10'9" (2.800 x 3.291)

Bedroom Three

8'7" x 8'9" (2.637 x 2.689)

Garage

13'4" x 7'10" (4.089 x 2.392)



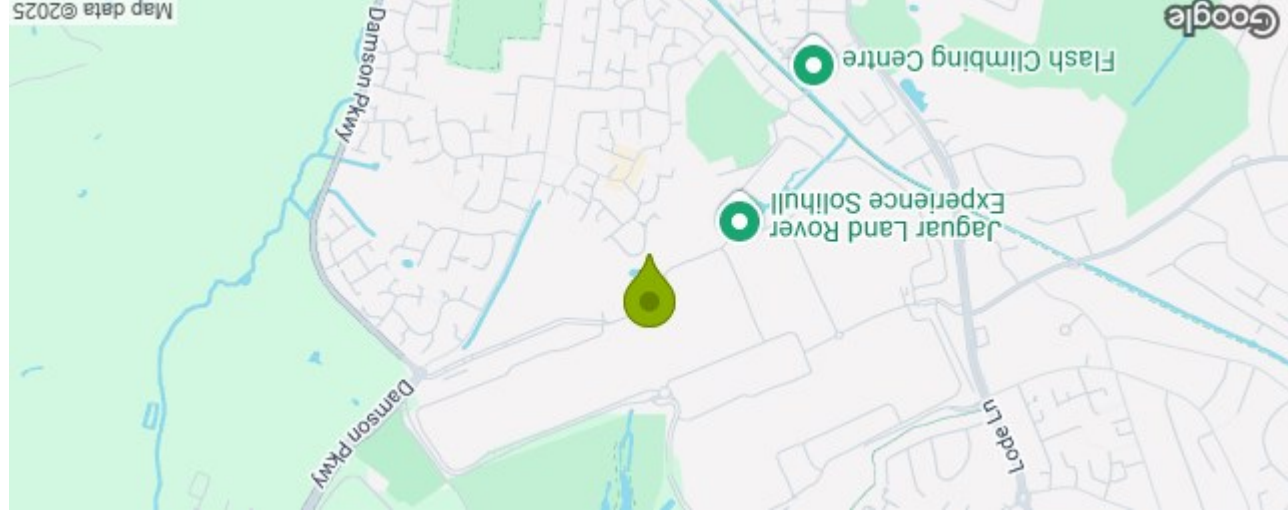
TENURE: We are advised that the property is currently lease hold but will be free hold on completion.

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below 0121 711 1712

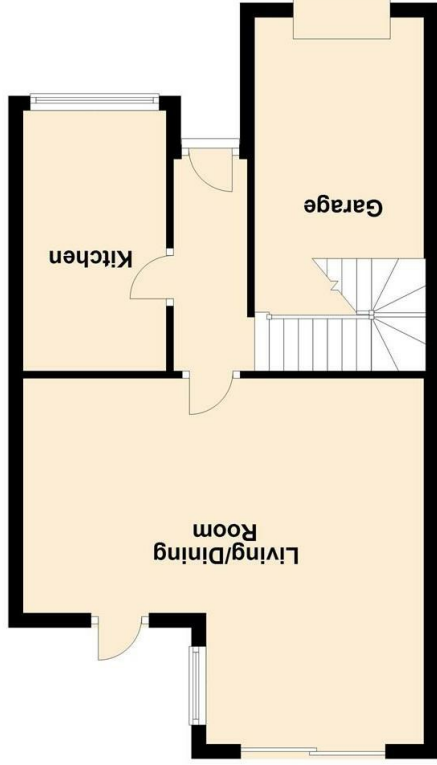
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

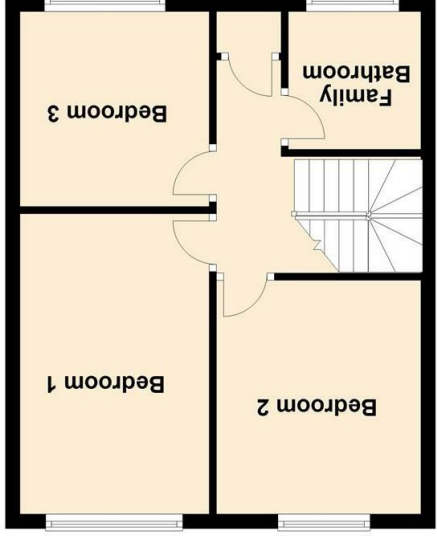


Tel: 0121 711 1712 Email: solihull@melyndanes.co.uk melyndanes.co.uk

Ground Floor



First Floor



34 Banbrook Close Solihull Solihull B92 9NE
Council Tax Band: C

Energy Efficiency Rating	
Potential	81
Current	63

Very energy efficient - lower running costs

Energy Efficiency Class	Score Range
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.