



melvyn
Danes
ESTATE AGENTS

Elkstone Close

Solihull

Offers Around £147,000

Elkstone Close is sited just off Colesbourne Road which in turn joins Ulleries Road which leads to Hobs Moat Road where one will find a crescent of local shops serving everyday needs, behind which is a doctors surgery, local library and fitness centre.

Hobs Moat Road joins Lode Lane which gives access to the town centre of Solihull where one will find an excellent array of shopping facilities and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre.

There is easy access via the A45 Coventry Road to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The property is set back from the road behind a paved and gravel driveway leading to a UPVC front entrance door.



ACCOMMODATION

Entrance Hall

Accessed via UPVC front door and allowing access into the living room. With cloaks cupboard and ceiling light.

Living Room

11'4" x 12'3"



A bright living room with window to front elevation and access through to the inner hall. with ceiling light, wall mounted radiator and electric wall mounted fire.



Inner Hall

With under stair storage and ceiling light with access to kitchen, bathroom and the bedroom.



LOCATION

Leaving the town centre of Solihull via Lode Lane, proceed straight on at the traffic light junction with Solihull Bypass, straight on at the traffic lights by the Jaguar Land Rover works, straight on a the traffic island into Hobs Moat Road and between the crescent of shops turn left into Ulleries Road. Take the first turning on the right into Colesbourne Road and take the third turning on the left into Elkstone Close where the property will be found on the right hand side.

TENURE We are advised that the property is Leasehold with 125 years remaining on the lease. Any interested party should obtain verification through their legal representative.

VIEWING

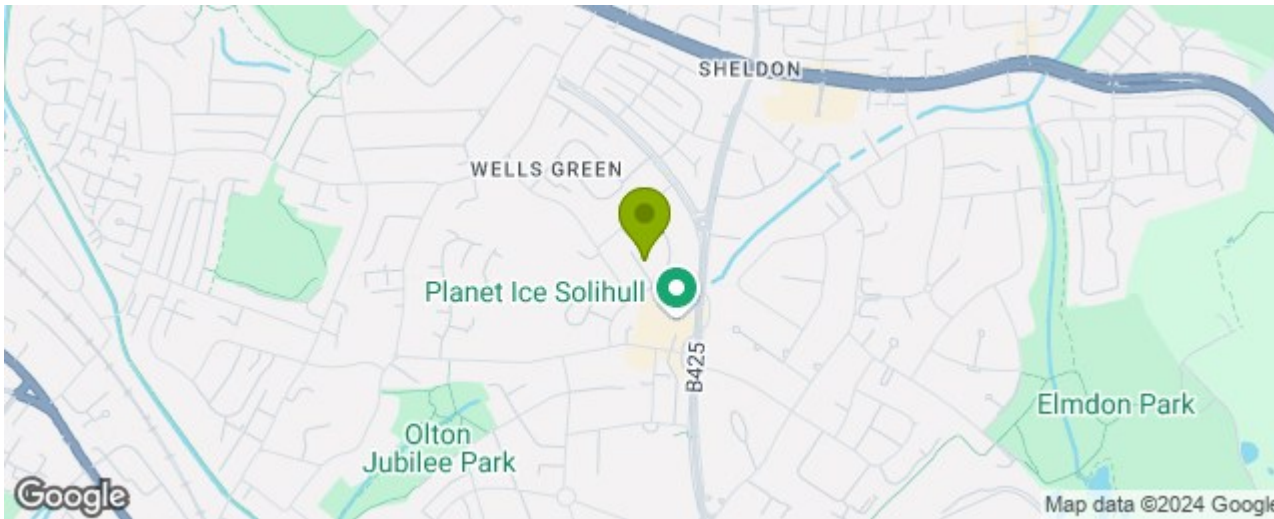
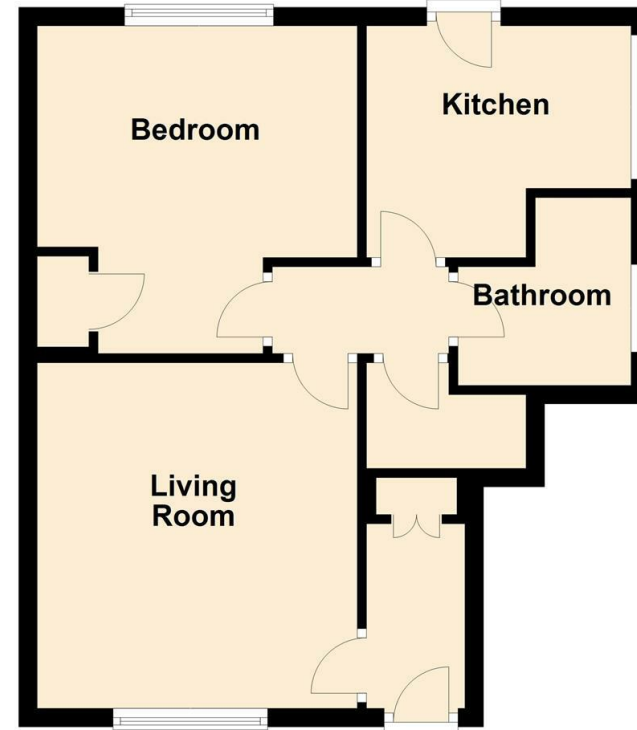
By appointment only please with the Solihull office on 0121 711 1712

FLOOR PLAN

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.


THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

Ground Floor



**12 Elkstone Close Solihull Solihull B92 8LH
Council Tax Band: A**

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 	

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