

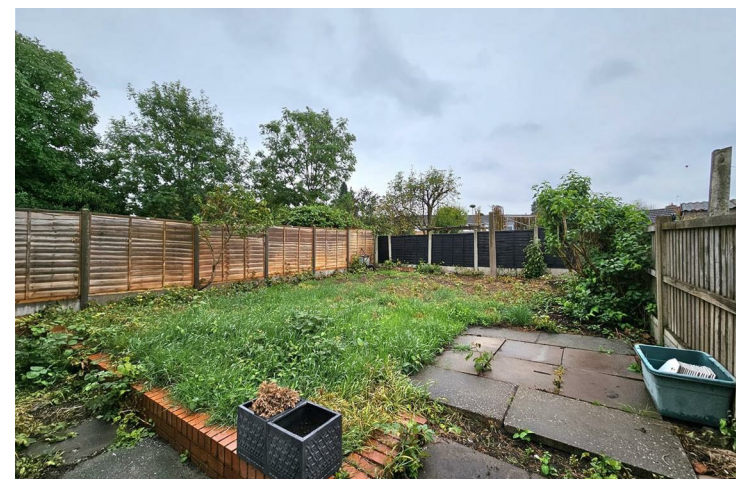


melvyn
Danes
ESTATE AGENTS

Burford Close
Solihull
Asking Price £170,000

Burford Close leads indirectly off Ulleries Road close to a crescent of local shops on Hobs Moat Road, and where there are doctors and dental surgeries, local library and regular bus services which will take you into the town centre of Solihull where a more comprehensive array of shopping facilities will be found adjacent to which is Solihull's main line London to Birmingham railway station. More local services are found at Olton train Station approximately 1 mile away providing a direct line to Birmingham Moor Street Station.

There is easy access via the A45 Coventry Road to the city centre of Birmingham and travelling in the opposite direction along here one will come to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.



Entrance Lobby

Accessed via upvc front door leading into the entrance lobby that allows access into the living room. With ceiling light and space for cloaks and shoes.

Living Room 15'4" x 11'5"



A lovely living room with window to front elevation. With feature gas fire place with wooden and stone effect surround ceiling light and open access into the dining room and through to a inner hallways allowing access into the bathroom, kitchen and under stairs storage.

Dining Room 8'5" x 11'5"



A pleasant room formerly a bedroom with ceiling light and access to cupboard housing hot water tank.



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 and at the traffic island proceed straight on into Hobs Moat Road. Between the crescent of shops turn left into Ulleries Road and then right into Colesbourne Road. Burford Close will be found on the left hand side and the property is the far side of the green.

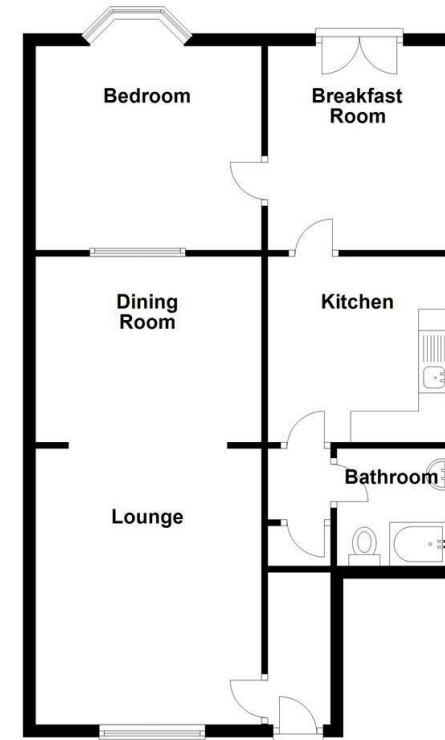
TENURE We are advised that the property is leasehold. Any interested party should obtain verification through their legal representative.

VIEWING

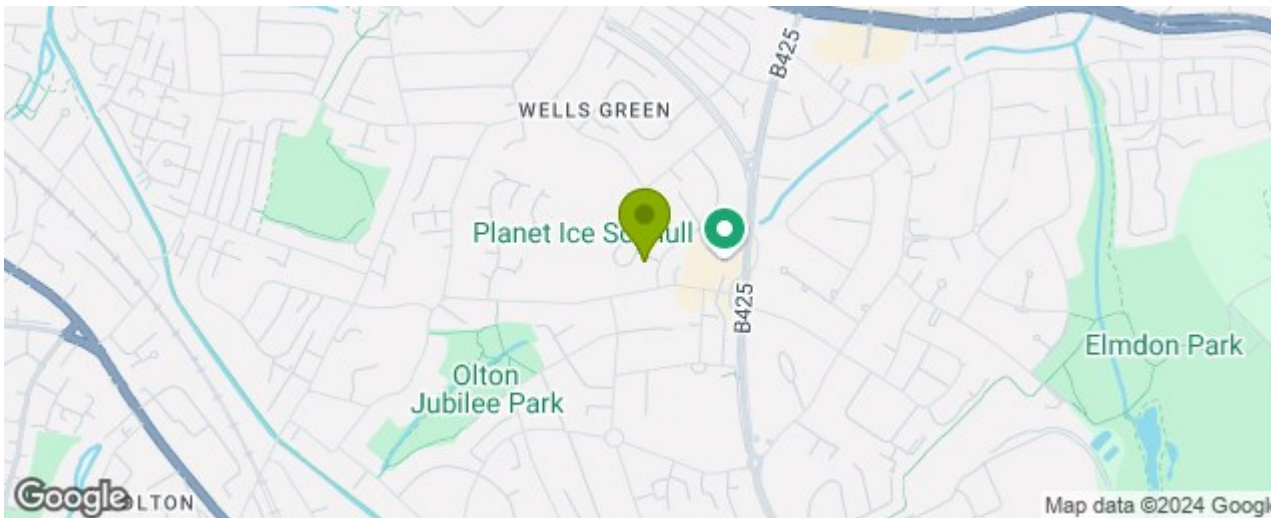
By appointment only please with the Solihull office on 0121 711 1712

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



Total area: approx. 67.5 sq. metres (726.6 sq. feet)



3 Burford Close Solihull Solihull B92 8EA 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		
		76
	25	
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.