



9 KERESLEY CLOSE, SOLIHULL, B91 2AD
PURCHASE PRICE £195,000





PROPERTY OVERVIEW

An ideal opportunity to purchase this first floor flat which is within a five minute walk of Solihull town centre. This flat is offered with no upward chain, benefits from gas central heating, double glazing and has a refitted kitchen and bathroom. The accommodation briefly comprises of:- entrance hall, lounge/dining room, breakfast kitchen, inner hall, two double bedrooms, modern refitted bathroom, separate wc, communal gardens and garage. In more detail the property affords:-

ACCOMMODATION ON THE FIRST FLOOR

Approached via the community entrance hall and staircase.

FLAT NO 9

RECEPTION HALL

With central heating radiator, cloak cupboard, and leading to:-

LOUNGE/DINING ROOM

21' 7" x 11' 6" (6.58m x 3.52m) Having two UPVC double glazed windows, central heating radiator, power points, coved cornicing and feature timber fireplace.

BREAKFAST KITCHEN

12' 9" x 11' 6" (3.90m x 3.52m) (max) Having an inset stainless steel sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, electric cooker point, plumbing for a washing machine, ample space for a fridge or freezer, double glazed window, complementary wall tiles and useful drying cupboard.

INNER HALL

With useful storage cupboard and leading to:-

BEDROOM ONE (REAR)

13' 5" x 11' 6" (4.09m x 3.51m) UPVC double glazed window, central heating radiator, extensive range of



fitted wardrobes and power points.

BEDROOM TWO (FRONT)

9' 7" x 8' 11" (2.94m x 2.74m) UPVC double glazed window, central heating radiator, built in wardrobes and power points.

MODERN BATHROOM

Comprising of a modern white suite, having a panelled bath, vanity wash basin, complementary tiling and Triton electric shower.

SEPARATE WC

With low flush wc.

OUTSIDE

COMMUNAL GROUNDS

There are communal grounds for all flats, mainly lawn, shrubs and mature trees.

GARAGE

Situated in a nearby block.

TENURE

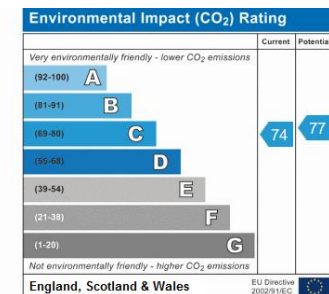
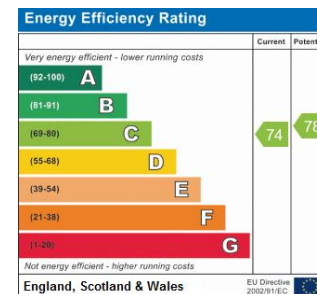
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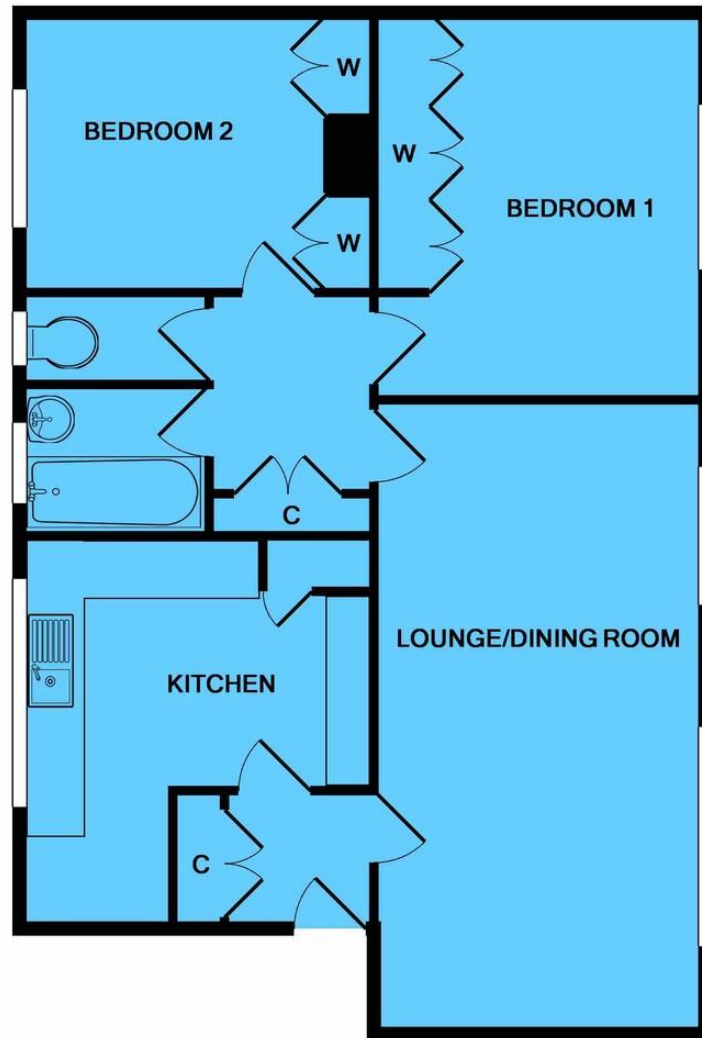
VIEWING

Via Xact in Solihull on 0121 712 6222.

COUNCIL TAX

Council Tax Band C





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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