

**Marsden Close**  
SOLIHULL

**£190,000**



## 2 Bedroom Ground Flood Maisonette

### Features.

- TWO BEDROOMS
- BATHROOM
- LOUNGE
- KITCHEN
- REAR GARDEN
- NO UPWARD CHAIN
- GROUND FLOOR
- LOW GROUND RENT & NO SERVICE CHARGE
- LONG LEASE – CIRCA 128 YEARS

### Description.

A two double bedroom ground floor maisonette offered with long lease, low ground rent & no service charge, a rear garden and no upward chain, conveniently located in Olton, within easy reach of Olton Train Station.

The accommodation in brief, features:- Enclosed Porch, Hallway with Storage Cupboard, Lounge with Feature Fireplace, Kitchen with Integrated Oven and Hob, Storage Cupboard and Access to Rear Porch and Garden, Master Bedroom, Bedroom Two and Shower Room.

Outside the property enjoys a good sized rear garden mainly laid to lawn with mature shrubs and trees to fenced boundaries.

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.



## Room Dimensions.

Lounge: 11' 6" x 12' 11" (3.52m x 3.94m)

Kitchen: 10' 6" x 11' 1" (3.21m x 3.39m) max

Master Bedroom: 11' 0" x 11' 6" (3.37m x 3.51m)

Bedroom Two: 10' 6" x 8' 8" (3.21m x 2.66m)

Shower Room: 7' 11" x 6' 3" (2.42m x 1.93m) max



## Marsden Close, Solihull Ground Floor



Total Area  
Approx  
59.3 sq m  
638.3 sq ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.  
Floor Plans made using RoomSketcher.

EPC: D

COUNCIL TAX BAND: B

TENURE: Leasehold

For more information on this house or to arrange a viewing please call the Shirley office on:

0121 745 5888

Alternatively, you can scan below to view all of the details of this property online.



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