



40 Maywell Drive, Solihull B92 0PR

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£290,000

Key Features

Entrance Porch / Reception Hall
 Guest Cloakroom / Living Room
 Re-Fitted Dining Kitchen
 Three Bedrooms
 Re-Fitted Bathroom
 Gas Central Heating / Double Glazing
 Tandem Garage
 Foregarden offering Driveway Parking
 Landscaped Rear Garden Backing
 onto Woodland

40 Maywell Drive is an attractive, tastefully presented, modern style, three bed roomed, link detached family home, occupying a quiet cul-de-sac location in this conveniently situated highly regarded residential area.

Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

Vendor's Comments

We have lovingly updated and decorated this house to make a warm and welcoming family home. It is situated in an extremely quiet cul-de-sac with friendly and considerate neighbours.

The Elmdon Coppice Nature Reserve is to the rear of the garden, offering superb views and it means we are not overlooked in any way.

The rooms in this house offer lots of space, which has been ideal for our growing family. The garden has also been modernised to an extremely contemporary design, with our very own wood fired pizza oven.

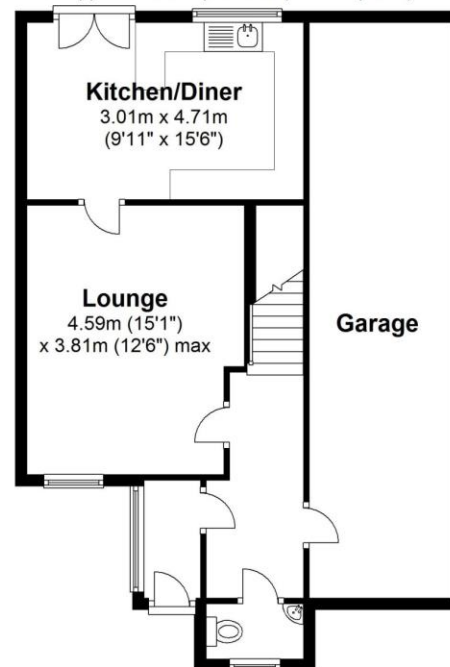
We have very fond memories of this home, and we will be sad to leave.

Local Authority

Solihull Metropolitan Borough Council

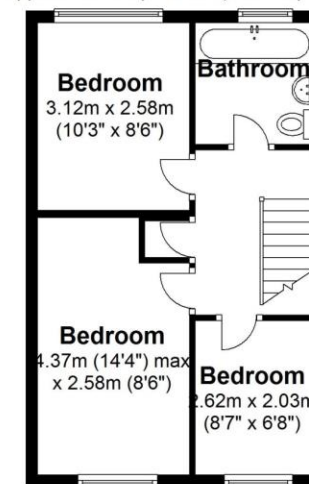
Ground Floor

Approx. 68.8 sq. metres (740.2 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.4 sq. feet)



Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

Total area: approx. 104.7 sq. metres (1126.6 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

