



61 Windrush Close, Solihull B92 8QP

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

£127,500

## Key Features

Two-Storey Duplex Apartment  
Communal Entrance Hall with Security Intercom / Reception Hall  
Living Room with Balcony  
Re-Fitted Kitchen  
Three Bedrooms / Bathroom  
Gas Central Heating / Double Glazing  
Communal Gardens / Garage En-Bloc  
No Chain

61 Windrush Close is a first floor, two-storey, three bedroomed, duplex apartment, conveniently situated in a popular residential area close to local shops and schools.

## Tenure

We have been advised that the property is LEASEHOLD having 95 years unexpired. The service charge is to be confirmed. However, you should check this with your legal advisor before exchanging contracts.

## Director's Comments

The property represents an excellent opportunity for both first time buyers and buy-to-let investors to acquire a spacious, three bedroomed, property within Solihull.

## Local Authority

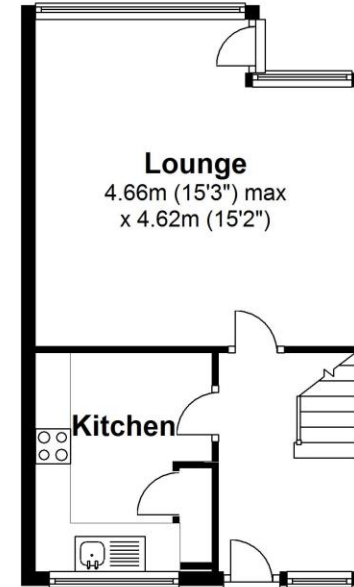
St Andrew's Catholic Primary School  
Lyndon School  
Daylesford Infant School  
Chapel Fields Junior School  
Ulverley School  
Valley Primary School

## Local Authority

Solihull Metropolitan Borough Council

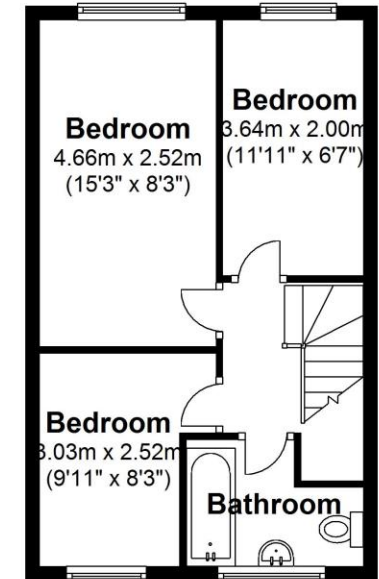
## Ground Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



## First Floor

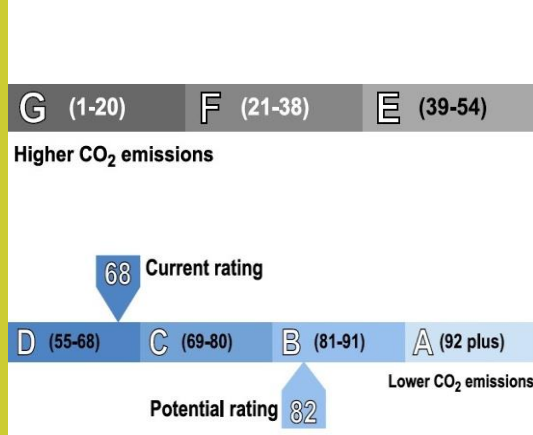
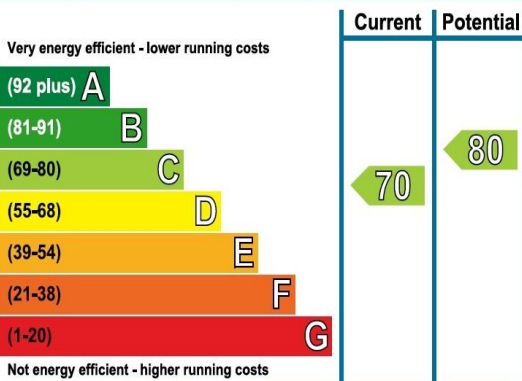
Approx. 35.9 sq. metres (386.6 sq. feet)



## Viewing Arrangements

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

## Energy Efficiency Rating



Total area: approx. 70.7 sq. metres (760.6 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.

