



26 Merryfield Close, Solihull B92 9PW

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£140,000

Key Features

Entrance Porch
Living Room / Fitted Kitchen
Inner Hallway
Two Bedrooms / Bathroom
Gas Central Heating / Double Glazing
Front and Rear Gardens
Rear Garage Space

26 Merryfield Close is a well proportioned, modern, two bedroomed, ground floor maisonette, enjoying a pleasant cul-de-sac location in this popular residential area.

Tenure

We have been advised that the property is LEASEHOLD from 25th March 1966 having 139 years unexpired and a Peppercorn Ground Rent. However, you should check this with your legal advisor before exchanging contracts.

Vendors Comments

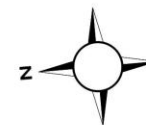
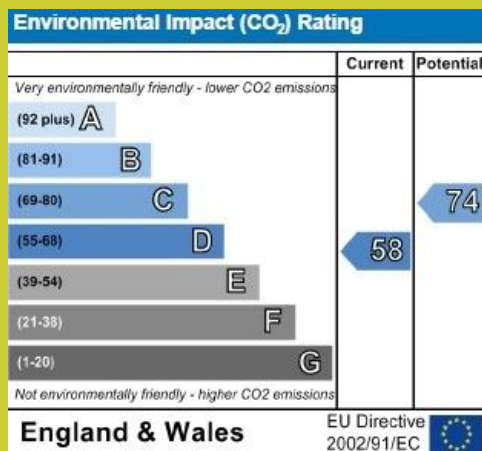
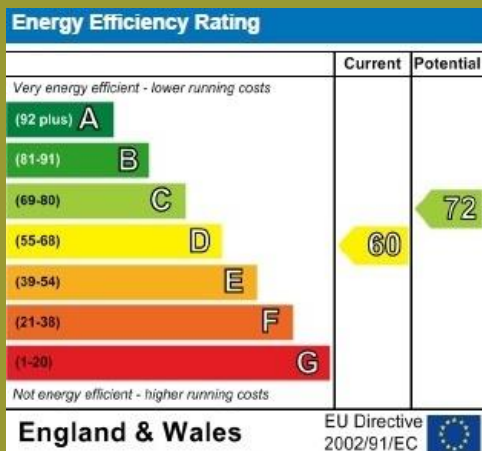
I bought this lovely maisonette in 2012. I lived in the maisonette for 2 very happy years. The maisonette was the right size for me living on my own and big enough to have grandchildren to stay at the week-ends. The garden has been a pleasure with the wide patio area.

Damson Wood offers a great family community with several good schools within walking distance so it is the ideal location with parks and the town centre within easy walking distance. The location also offers with good public transport links for the NEC and town centre.

I rented the property out to a family for just over 2 years, they have been very happy in the maisonette, I found the property easy to let and have had no issues from my tenants.

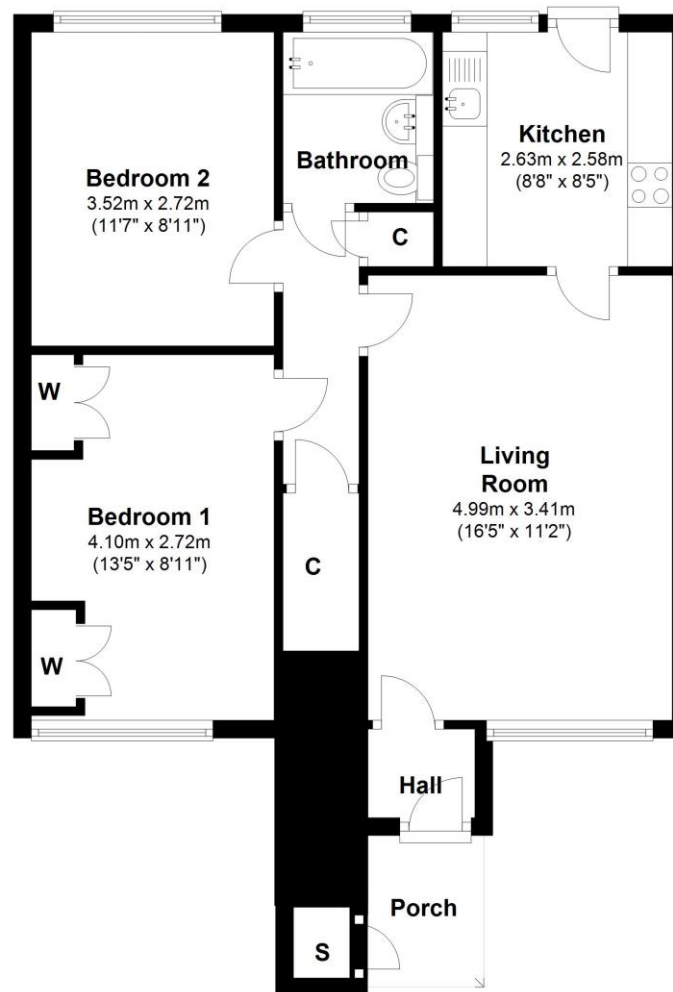
Viewing Arrangements

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Ground Floor

Approx. 56.5 sq. metres (607.8 sq. feet)



Total area: approx. 56.5 sq. metres (607.8 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.

