



28 Thorpe Court, Solihull B91 1SU

www.simonburthomes.co.uk

£350,000

Key Features

Canopy Porch / Reception Hall
 Guest Cloakroom / Lounge
 Dining Room / Conservatory
 Re-Fitted Breakfast Kitchen
 Four Bedrooms / En-Suite Bathroom
 Family Bathroom
 Gas Central Heating / Double Glazing
 Secure Parking Bay
 Foregarden / Landscaped Rear Garden

28 Thorpe Court is a modern, thoughtfully extended, three-storey, family end town house residence, occupying an impressive and conveniently situated courtyard location in this 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

This has been our family home for the last ten years and we have thoroughly enjoyed living in the courtyard, which is very conveniently situated to Dovehouse Parade and Solihull town centre alike. We have a particular interest in interior design and very much hope that this comes across to any prospective purchasers. The rooms are all bright and spacious and the garden is a delight to sit out in. I hope that the new owners will be as happy as we have been here.

Local Schools

Oak Cottage Primary School
 Greswold Primary School
 Eversfield School
 Lode Heath School
 Ruckleigh School

Local Authority

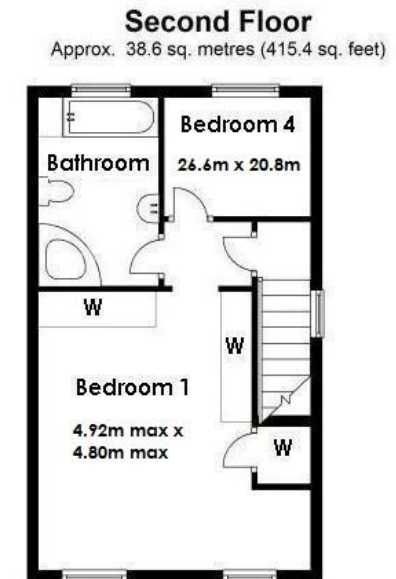
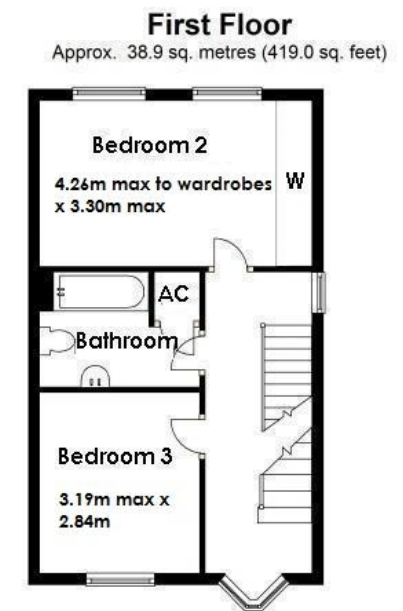
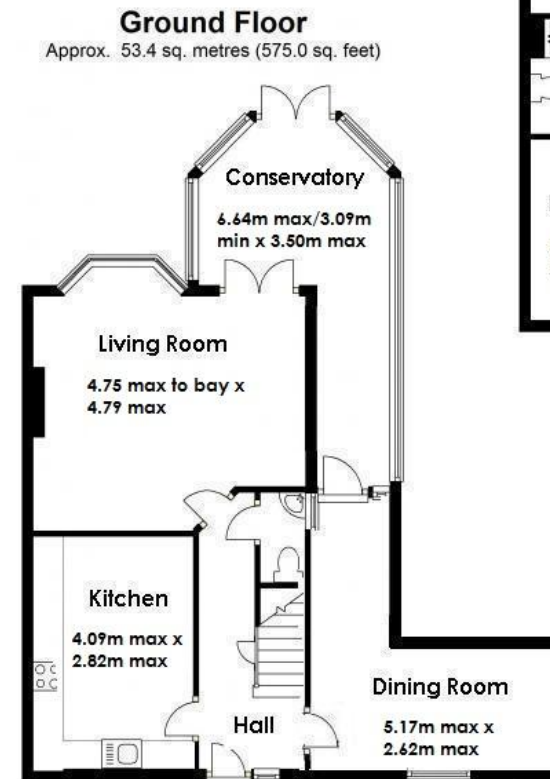
Solihull Metropolitan Borough Council

Viewing Arrangements

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
Not energy efficient - higher running costs			
		71	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
Not environmentally friendly - higher CO ₂ emissions			
		69	74



Total area: approx. 130.9 sq. metres (1409.3 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.



