



£160,000 Offers In Excess Of

Banbrook Close, Solihull, B92 9NE

Maisonette | 2 Bedrooms | 1 Bathroom

0121 249 6207

**BLACK & GOLDS**  
Estate Agents

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





# Step Inside

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## Key Features

- Two Bedroom Maisonette
- First Floor
- Double Glazing
- Modern Throughout
- Ideal Investment Opportunity
- First Time Buyers
- Popular Location
- Fitted Kitchen
- Shower Room
- Viewings Highly Recommended

## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this first floor, two bedroom maisonette situated in Banbrook Close, B92 with added benefit of a garage. Viewings are highly recommended.

## Main Particulars

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this first floor, two bedroom maisonette situated in Banbrook Close, B92 with the added benefit of a garage. Viewings are highly recommended.

### PROPERTY LOCATION

Solihull boasts an outstanding array of amenities, making it an attractive place to live. Notable among these is the renowned Touchwood Shopping Centre, offering a diverse range of shopping and dining experiences.

For those with active lifestyles, the Tudor Grange Swimming Pool/Leisure Centre is a popular choice, featuring a park and athletics track for fitness enthusiasts.

Families school-age children will find an abundance of educational options, catering to all age groups. Solihull offers a mix of public and private schools for both boys and girls.

Commuters will appreciate the convenience of Solihull Station, which provides regular train services to Birmingham, located just 8 miles away, and London Marylebone.

Furthermore, the National Exhibition Centre (NEC), Birmingham International Airport, and Railway Station are all easily accessible within a 10 to 15-minute drive, enhancing the area's connectivity. The nearby M42 motorway ensures quick access to the wider motorway network, including the M1, M5, M6, and M40, facilitating efficient travel to various destinations.

If you are purchasing for investment purposes we feel you would achieve £900 per calendar month.

### Full Details:

A beautifully modernised two-bedroom first-floor maisonette, meticulously updated throughout to a high standard. This delightful property boasts a spacious living room with ample natural light.

The modern kitchen is equipped with a range of base cupboards and drawer units with sleek work surfaces over, complemented by matching wall-mounted cabinets. It also features high-quality appliances, including an integrated oven and hob, and space for further white goods.

The two double bedrooms are generously sized, both with double glazed windows.

The contemporary shower room is finished to an excellent standard, featuring a large walk-in shower, a stylish washbasin with storage underneath, and a close coupled WC. The property also includes an airing cupboard, providing additional storage space.

Additional benefits include loft storage, providing ample space for all your storage needs. Furthermore, the property comes with a garage located in a separate block,

offering secure parking and additional storage option.

Tenure:

We are advised that the property is Leasehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.





Telephone: 0121 249 6207

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