Bartleys
Estate Agents









58 Middlewood Close, Solihull B91 2TY

Price Guide £190,000

- Beautifully Presented Maisonette
- Two Double Bedrooms
- Jack & Jill Bathroom
- Open Plan Lounge & Breakfast Kitchen
- Two Allocated Parking Spaces
- Energy Efficiency Rating - C

0121 709 3300

Email: info@bartleys-uk.com

Web: www.bartleys-uk.com

58 Middlewood Close, Solihull B91 2TY

A superbly presented and deceptively spacious, two bedroom maisonette that will not fail to impress. Having a modern spacious interior that is spread over two floors and enjoys lots of natural light. The property benefits from gas central heating and UPVC double glazing & briefly comprises a welcoming hallway, cloakroom WC, large built in storage cupboard, a flight of stairs to a spacious landing/ study area leading off to lounge / open plan breakfast kitchen, two double bedrooms with Jack & Jill bathroom. Outside there are communal gardens and two allocated parking spaces.

APPROACH
Via a paved driveway leading to a UPVC double glazed front door to:-



ENTRANCE HALL
A really spacious entrance hall comprises a large built-in double storage cupboard, door to cloakroom / WC, stairs rising to first floor landing, UPVC double glazed window to the side aspect, ceiling light point, double panel radiator.

CLOAKROOM / WC
Low-level flush WC, pedestal hand wash basin, ceramic tiling to splash prone areas, double panel radiator, ceiling light point, extractor fan.

FIRST FLOOR LANDING
On the first floor landing there is a further UPVC double glazed window, ceiling light point, loft access panel, built-in storage cupboards, two single panel radiators, doors to bedroom one, bedroom two, bathroom and lounge/kitchen,



OPEN PLAN, LOUNGE / KITCHEN
14' 5" (4.4M) X 10' 6" (3.2M)
A lovely open plan living space with two double panel radiators, ceiling light point, TV point, UPVC double glazed windows to the rear aspect and opening into:-

FITTED BREAKFAST KITCHEN
13' 5" (4.1M) X 8' 6" (2.6M)
A modern fitted kitchen comprises a range of high gloss wall and base units with grey rolltop worksurfaces, upstands and breakfast bar, stainless steel one and a half bowl sink drainer, integrated Bosch ceramic hob and oven with extractor fan above, integrated Indesit washing machine, Beko dishwasher, provision for a large fridge / freezer, cupboard concealing wall-mounted Potterton combi boiler, space for dining furniture, recessed ceiling spotlights, two UPVC double glazed windows to the side aspect, tiled-effect vinyl flooring.



BEDROOM ONE (SIDE)
12' 6" (3.8M) X 10' 10" (3.3M)
Built-in wardrobes, UPVC double glazed window to the side aspect, ceiling light point, single panel radiator, door to “Jack and Jill” bathroom.



BEDROOM TWO (FRONT)
13' 1" (4.0M) X 6' 11" (2.1M)
UPVC double glazed window to the front, single panel radiator, ceiling light point.

“JACK AND JILL” BATHROOM
8' 6" (2.6M) X 6' 3" (1.9M)
A luxury, white, three-piece suite comprising low-level flush WC, pedestal hand wash basin, panel bath with shower screen and chrome thermostatic shower unit, complementary ceramic tiling to walls, single panel radiator, recessed spotlights, extractor fan, obscure UPVC double glazed window to the rear aspect. One door to bedroom one and a further door to the hallway.

PARKING
There are two allocated parking spaces to the rear of the property.



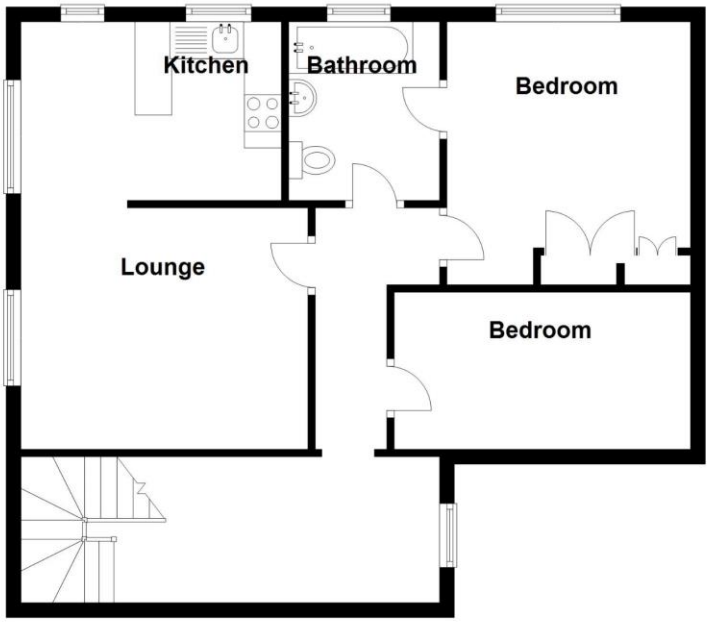
TENURE
We have been advised that the property has a 125 year Leasehold with 107 years remaining. This is subject to verification by your Solicitor.

SERVICE CHARGE & GROUND RENT
We have been advised that the Annual Service Charge is £908.50. The Service Charge includes the Ground Rent, car parking facility, estate, ground and structural maintenance. This is subject to verification by your Solicitor.



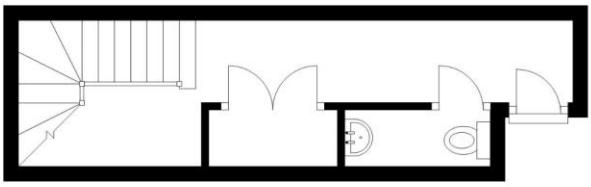
First Floor

Approx. 64.3 sq. metres (692.2 sq. feet)



Ground Floor

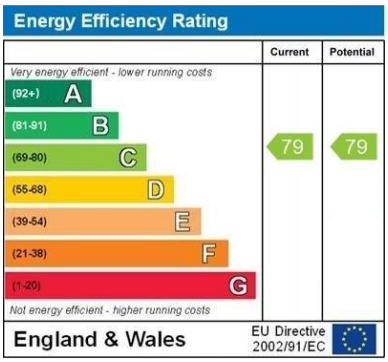
Approx. 13.9 sq. metres (149.5 sq. feet)



Total area: approx. 78.2 sq. metres (841.7 sq. feet)

Bartleys Estate Agents

2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com



B750 Printed by Ravensworth 01670 713330

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Bartleys Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bartleys Estate Agents or the vendors. Equipment: Bartleys Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. The Owner of the copyright is Bartleys Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.