

**Gilmorton Close**  
**Solihull, West Midlands,**  
**B91**

Asking Price: £229,950

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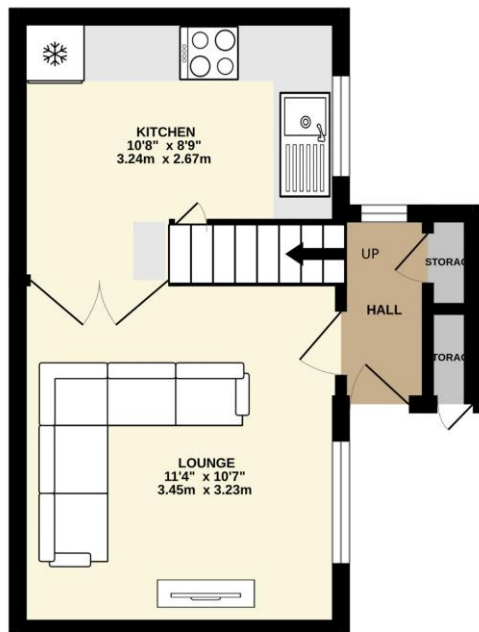
- One Bedroom Mews House
- Sold with Freehold On Completion
- Ideal Investment / First Time Buyer
- No upward Chain
- Breakfast Kitchen
- 2 Parking spaces
- Electric Heating
- Large Bedroom
- Great Location within Monkspath set in quiet cul-de-sac
- Easy reach of M24/A34,

A charming one bedroom home ideal for investors in a great location within Hillfield. Welcoming hallway, lounge area and a generous kitchen. Upstairs there is a large bedroom with built in storage, a landing space with airing cupboard and a great sized bathroom with shower. Close to Tudor Grange Park, Solihull town centre, Shirley and nearby transport links with easy reach to M42/A34.

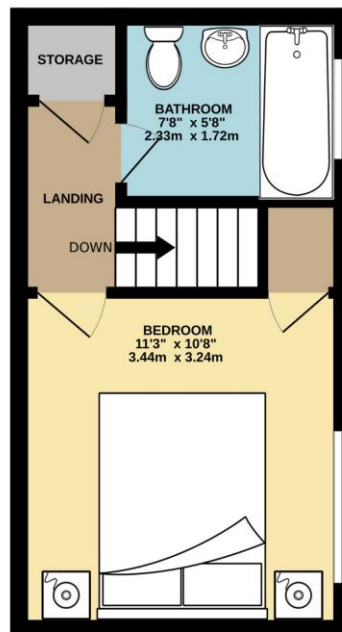




GROUND FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



1ST FLOOR  
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 455 sq.ft. (42.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2024

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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