

**Need a Mortgage in principle to make offers?** Call us now for quick assistance!  
**0121 775 0101**



**Do you need to sell? Start your journey now!** Call us we can help.  
**0121 775 0101**



## SAMBOURN CLOSE

Offers in the region of £450,000

### SCAN FOR MORE INFO

**SIZE** - 1328 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull MBC - E  
**BROADBAND** - Upload Max 1000 Mbps  
Download Max 1000 Mbps  
**EPC** - D - 65  
**PARKING** - For at least 4 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

A beautifully presented detached home offering spacious family accommodation. The property is ideally placed for Solihull town centre and all of its amenities and the Midlands motorway networks.

### FEATURES

- Spacious Detached Family Home
- Open Plan Living Accommodation
- Lounge/Dining Room with Conservatory
- Modern Fitted Kitchen
- Guest Cloakroom and Utility Room
- Three Double Bedrooms
- En-Suite to Principal and Family Bathroom
- Ample Driveway Parking and Single Garage
- Private South Facing Rear Garden
- Convenient Location

**Are you an investor interested in expanding your portfolio?**

**Call 0121 775 0101 to provide your investment criteria for alerts.**



SCAN TO VIEW OUR WEEKLY FILMS & SUBSCRIBE

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

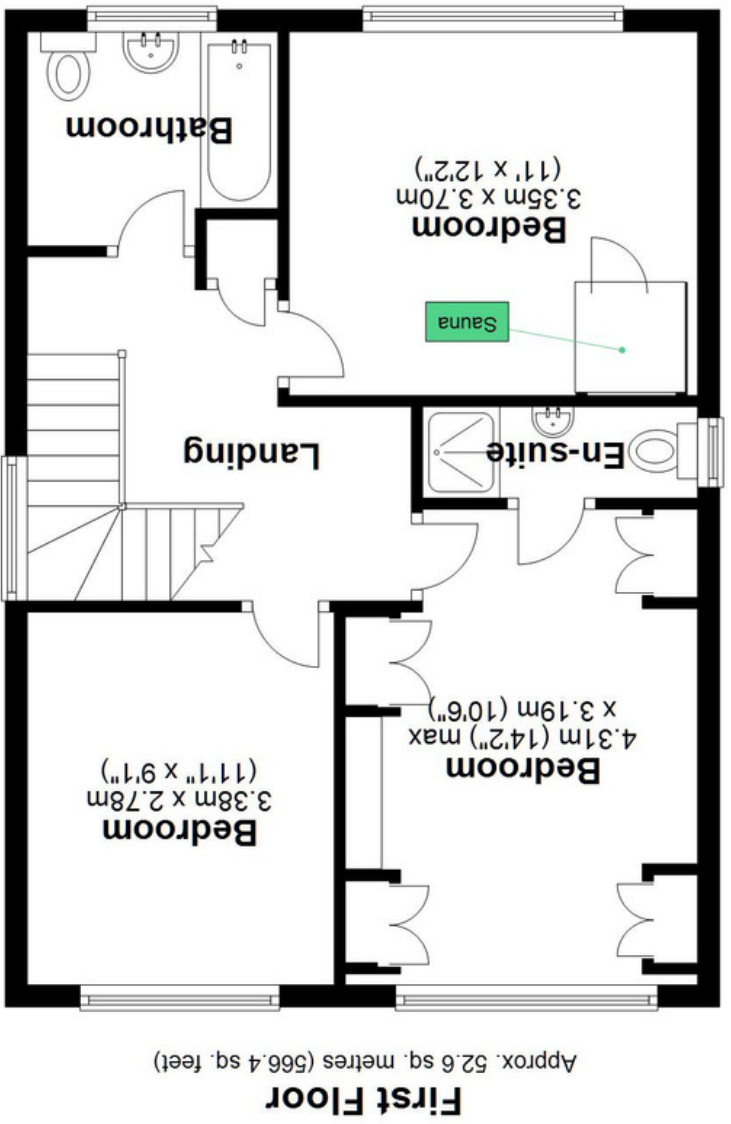
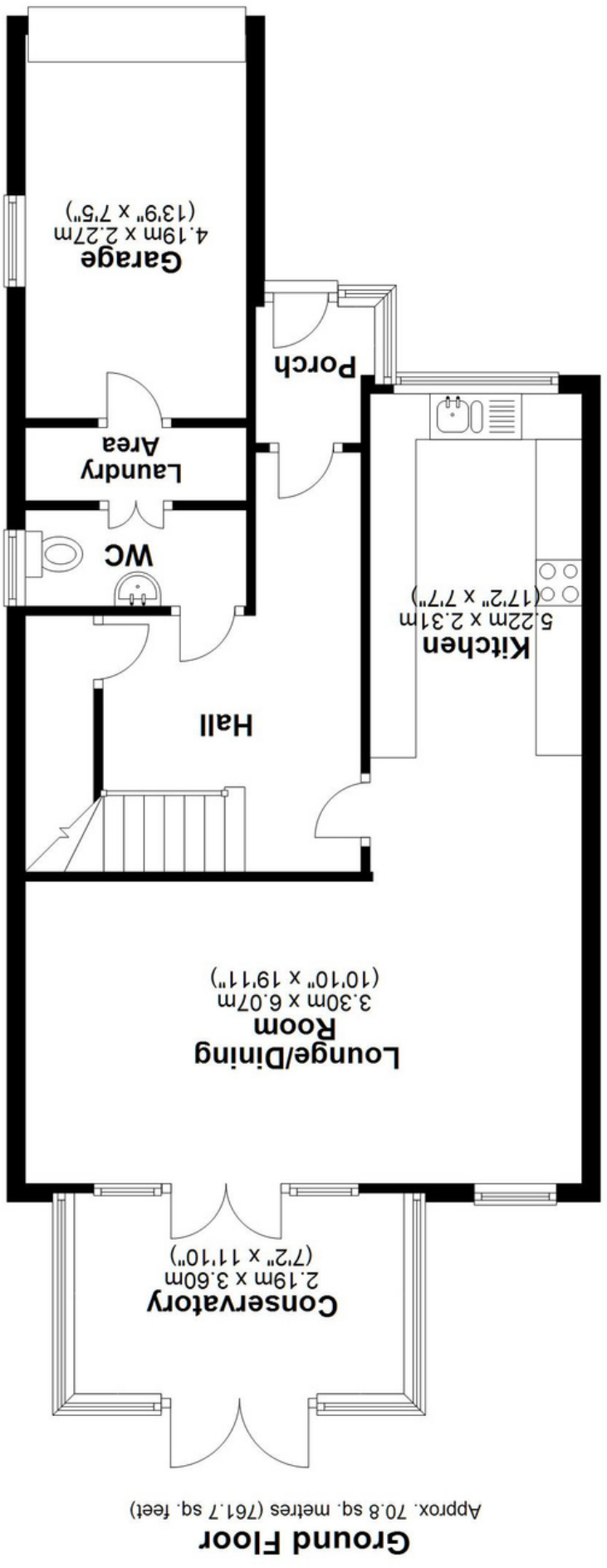
Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



Total area: approx. 123.4 sq. metres (1328.1 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.