



## 2 bed maisonette to buy in B92

Merryfield Close, Solihull, West Midlands, B92 9PW

**£70,000** Starting Bid

🛏 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

## Property features

✓ EPC Rating E

On Street parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Situated within a well established residential area of Solihull, this two bedroom maisonette on Merryfield Close presents an excellent opportunity for investors seeking an income-producing asset with future potential.

The property is currently tenanted and generating a rental income of £800 per calendar month, offering an immediate return from completion. The accommodation comprises a spacious living room, fitted kitchen, two well proportioned bedrooms, and a family bathroom, providing comfortable living space for occupants.

Positioned close to a range of local amenities, schools, public transport links, and major road networks, the property enjoys a convenient location that continues to attract tenant demand. The area offers easy access to Solihull town centre, Birmingham Airport, the NEC, and surrounding business hubs, making it a popular choice for renters.

With approximately 38 years remaining on the lease, the property is priced to reflect the short lease term and presents an opportunity for experienced investors to explore future asset management and value enhancement strategies. Whether you are looking to expand an existing portfolio or secure a property with established rental income, this maisonette offers strong investment appeal at an attractive auction guide price.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 38

Annual Ground Rent Amount: £33.00

Price: Starting Bid £70,000

Property Type: Maisonette

Parking: On Street, Communal

Year built: 1966

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(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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Contact your local branch today for more information on this property:

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