



smarthomes

High Street

Shirley, Solihull, B90 1JW

- A Conveniently Situated First Floor Maisonette
- Two Bedrooms
- Spacious Lounge/Diner
- Fitted Kitchen

£139,950

EPC Rating '68'





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



The property is approached via a paved pathway leading to a UPVC door leading into

Entrance Hallway

With ceiling light point, radiator, built in cupboards and stairs with a newly fitted carpet leading up to

Landing

With a UPVC double glazed window to side, newly fitted carpet, coving to ceiling, radiator, ceiling light point and door to



Lounge to Front

14' 1" x 10' 9" (4.3m x 3.3m) With UPVC double glazed window to front elevation, laminate flooring, a brick built fireplace, wall mounted radiator and ceiling light point

L-Shaped Kitchen to Rear

10' 5" max x 9' 6" max (3.2m max x 2.9m max) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a feature sink and drainer unit with mixer tap over. Space for electric cooker with extractor hood over, space and plumbing for washing machine and dishwasher, tiling to splash back areas, wall mounted gas central heating system, coving to ceiling, ceiling light point and a double glazed window to the rear aspect



Bedroom One to Rear

12' 9" x 9' 10" (3.9m x 3m) With UPVC double glazed window to rear elevation, laminate flooring, wall mounted radiator and ceiling light point



Bedroom Two to Front

9' 6" max x 8' 10" max (2.9m max x 2.7m max) With UPVC double glazed window to front elevation, wall mounted radiator, built in cupboard, loft access and ceiling light point



Family Bathroom to Side

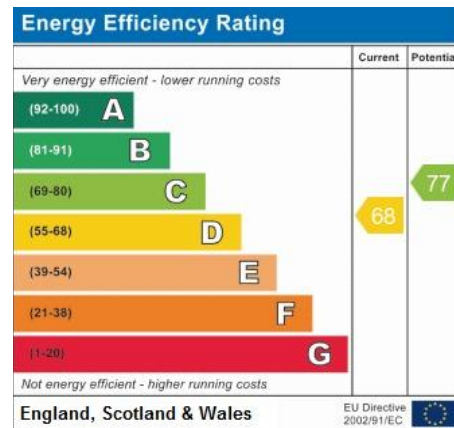
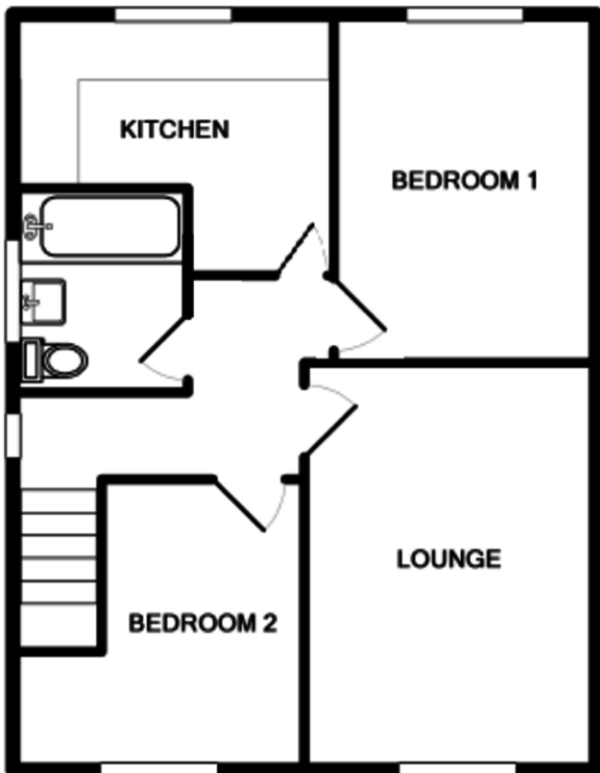
6' 2" x 5' 6" (1.9m x 1.7m) Being fitted with a suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the side elevation

Rear Garden

Being mainly laid to lawn with planted shrubs and bushes, fencing to boundaries, gated access to property frontage and open views over fields

Tenure

We are advised by the vendor that the property is leasehold with approx. 130 years remaining on the lease with no service charge or ground rent payable, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor



316 Stratford Road
Shirley
Soliuhull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements