



smarthomes

Wolston Close

Shirley, Solihull, B90 3NH

- A Modern End Terrace Property
- Being Sold on a 45% Shared Ownership Basis
- Two Good Size Bedrooms
- Modern Fitted Kitchen

45% Shared Ownership

£119,250

EPC Rating '82'





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 set back from the road behind a block paved courtyard with a block paved tandem driveway providing off road parking, gravelled borders and a paved footpath leading to a composite front door leading into

Entrance Hallway

With ceiling light point, radiator, laminate flooring, storage cupboard and door leading off to



Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and pedestal wash hand basin. Tiling to splash back areas, laminate flooring, radiator and ceiling light point

Modern Fitted Kitchen to Front

8' 8" x 6' 3" (2.64m x 1.91m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, laminate flooring, plinth heater, ceiling spot lights and a double glazed window to the front aspect



Lounge/Diner to Rear

15' 7" x 12' 11" (4.75m x 3.94m) With UPVC double glazed French doors leading to rear garden, double glazed window to side, wall mounted radiator, two ceiling light points and stairs rising to

Landing

With access to loft space, ceiling light point and door to



Bedroom One to Front

11' 2" x 9' 2" (3.4m x 2.79m) With two double glazed windows to front elevation, radiator and ceiling light point

Bedroom Two to Rear

12' 11" x 8' (3.94m x 2.44m) With double glazed window to rear elevation, radiator, built in storage cupboard and ceiling light point

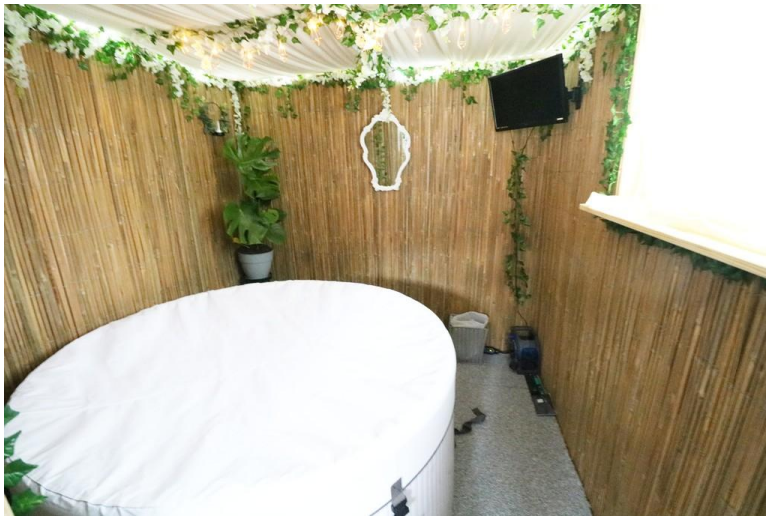


Family Bathroom to Side

Being fitted with a modern white 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 spot lights and an obscure double glazed window to the side elevation

Private Rear Garden

Being mainly laid to lawn with paved patio area, gravel borders, panelled fencing to boundaries, purpose built timber summer house and courtesy door to



Recently Constructed Detached Garage

Located at the side of the property with an up and over door to front, power points and a window to the side elevation

Tenure

We are advised by the vendor that the property is leasehold with approx. 117 years remaining on the lease and has a monthly charge payable of £349.94 which includes the service charge and rent for the remaining 55% 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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