



smarthomes

## Bronte Court

Bellamy Farm Road, Shirley, B90 3DP

- A Beautifully Presented Ground Floor Apartment
- Two Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Shower Room

**£180,000**

EPC Rating '72'





## 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 lawned communal fore gardens with a paved pathway leading to a secure communal entrance door with a further wooden door leading into

### **Spacious Lounge/Diner**

18' 0" x 13' 1" (5.5m x 4m) With a full height UPVC double glazed window, wall mounted radiator, wall light points, access to kitchen and inner hallway and a further door leading to



### **Rear Hallway**

With a wall light point and UPVC double glazed door and window leading to the communal gardens

### **Re-Fitted Kitchen**

8' 10" x 6' 2" (2.7m x 1.9m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a composite sink and drainer unit with mixer tap over, further incorporating a Bosch 4 ring ceramic hob with Bosch extractor hood over. Neff eye level electric oven and grill, integrated Bosch microwave, integrated fridge/freezer, integrated washing machine, integrated dishwasher, tiling to splash back areas and floor, chrome ladder central heating radiator, ceiling spot lights, concealed wall mounted gas central heating boiler and a double glazed window



### **Inner Hallway**

With a storage cupboard and doors leading off to

### **Bedroom One**

12' 5" x 10' 5" (3.8m x 3.2m) With a double glazed window, radiator, built in storage cupboard and wall light points



### **Bedroom Two**

9' 10" x 7' 10" (3m x 2.4m) With a double glazed window, radiator, built in storage cupboard and ceiling light point



### Re-Fitted Shower Room

7' 2" x 5' 2" (2.2m x 1.6m) Being re-fitted with a modern white suite comprising of a large walk in shower, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window

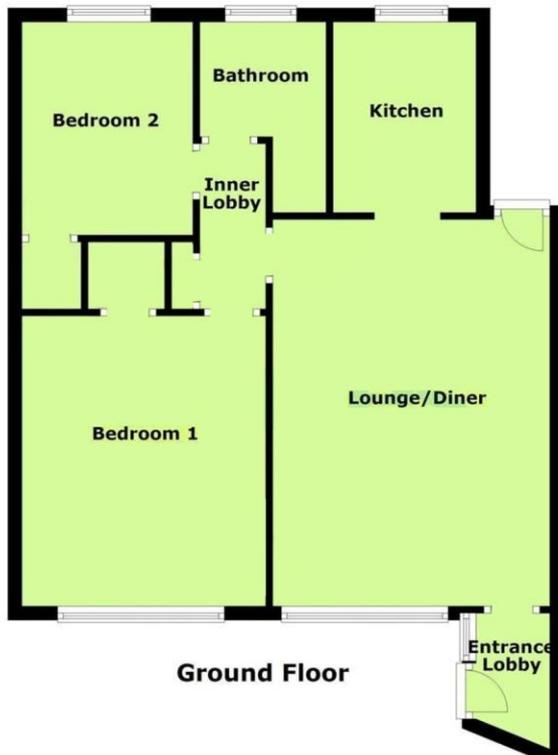
### External

There are well maintained communal gardens with laid lawns, shrubs and bushes



### Tenure

We are advised by the vendor that the property is leasehold with approx. 125 years remaining on the lease, a service charge of approx. £1,800 per annum and a ground rent of approx. £8 per annum 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) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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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