



smart homes

- An Extremely Well Maintained First Floor Apartment
- Two Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Modern En-Suite Shower Room

## Parkgate Mews

Shirley, Solihull, B90 3GF

**Offers Over**

**£205,000**

EPC Rating '83'





## 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 gyms 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 within a secure gated development with well maintained communal grounds, access to one allocated parking space, visitors parking and a secure communal entrance door leading into a communal hallway with stairs and lift access to the first floor



### **Private Entrance Hallway**

Being accessed via a hardwood front door with a ceiling light point, laminate flooring, storage cupboard, radiator and door leading off to



### **Open Plan Lounge/Kitchen/Diner**

18' 9" x 11' 7" (5.72m x 3.53m) 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 electric hob with extractor hood over and oven below. Integrated fridge/freezer and washing machine, space and plumbing for dishwasher, boiler cupboard, laminate flooring, wall mounted radiators, ceiling light point and spot lights and double glazed French doors with Juliet balcony overlooking Shirley park



### **Master Bedroom**

11' 8" x 8' 10" (3.56m x 2.69m) With double glazed French doors with Juliet balcony overlooking Shirley park, radiator, ceiling light point and door to

### **Modern En-Suite Shower Room**

Being fitted with a modern white suite comprising of a shower enclosure with electric shower, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and ceiling light point

## Bedroom Two

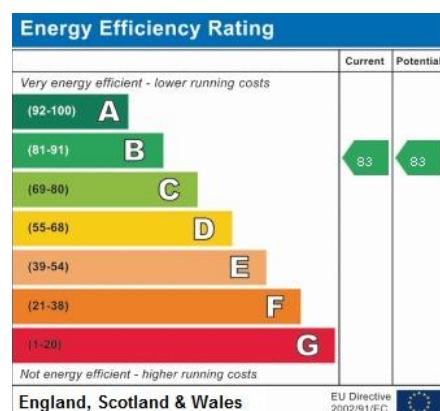
8' 2" x 7' 10" (2.49m x 2.39m) With a double glazed window overlooking Shirley park, radiator and ceiling light point

## Modern Family Bathroom

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 and ceiling light point

## Tenure

We are advised by the vendor that the property is leasehold with approx. 140 years remaining on the lease, a service charge of approx. £2,117.34 per annum and a peppercorn ground rent of approx. £1 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



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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 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.