



smarthomes

## Nethercote Gardens

Shirley, Solihull, B90 1BH

- A Well Presented Mid-Terrace Family Home
- Three Bedrooms
- Modern Breakfast Kitchen
- No Upward Chain

**Offers Over £240,000**

EPC Rating 66

Current Council Tax Band - C





## 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 behind an open communal lawn with a paved footpath leading to the property with further lawn to side. A storm porch leads to a UPVC double glazed door leading into

### **Entrance Hallway**

With ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to



### **Lounge to Front**

15' 1" x 11' 9" (4.6m x 3.6m) With UPVC double glazed window to front elevation, wall mounted radiator, coving to ceiling, living flame gas fire with marble hearth and wooden surround, two ceiling light points and door to

### **Modern Breakfast Kitchen to Rear**

15' 1" x 10' 5" (4.6m x 3.2m) 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 ceramic hob with extractor hood over and oven below. Space and plumbing for washing machine, wall mounted gas central heating boiler, radiator, ceiling spot lights and light point, UPVC double glazed sliding patio doors to garden and a double glazed window to the rear aspect



### **Landing**

With loft access, ceiling light point and door to



### **Bedroom One to Front**

12' 9" x 8' 2" (3.9m x 2.5m) With double glazed window to front elevation, radiator, coving to ceiling, fitted double wardrobe and ceiling light point

### **Bedroom Two to Rear**

10' 5" x 8' 2" (3.2m x 2.5m) With double glazed window to rear elevation, radiator, built in cupboard and ceiling light point



### Bedroom Three to Front

9' 6" x 6' 2" (2.9m x 1.9m) With double glazed window to front elevation, radiator, over stairs storage cupboard and ceiling light point

### Family Bathroom to Rear

7' 6" x 6' 2" (2.3m x 1.9m) Being fitted with a white suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush W.C. Radiator, ceiling spot lights and an obscure double glazed window to the rear elevation

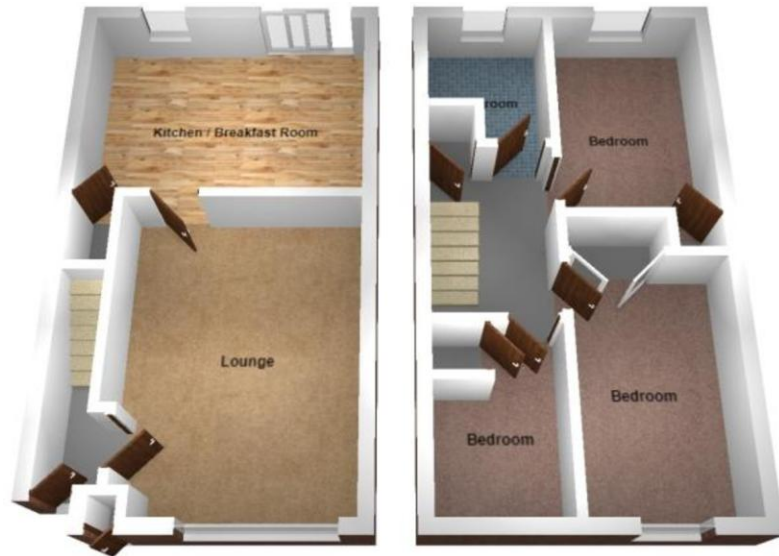


### Rear Garden

Being mainly laid to lawn with paved and decked patio areas, a variety of mature shrubs and bushes, timber storage shed, gated rear access and panelled fencing to boundaries

### Tenure

We are advised by the vendor that the property is freehold, 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. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		39
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.