



smarthomes

Mulberry Court, Stratford Road

Shirley, Solihull, B90 4BL

- A Beautifully Presented First Floor Apartment
- Two Double Bedrooms
- Spacious Dual Aspect Lounge Diner
- En-Suite Shower Room & Guest Bathroom
- Allocated Parking

£230,000

EPC Rating - 81

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 from the road behind wrought iron fencing, communal gardens and allocated parking. A secure communal entrance leads through to stairs to all floors

Entrance Hallway

With radiator, spot lights to ceiling, telephone intercom system, two useful storage cupboards and doors leading off to

Spacious Dual Aspect Lounge Diner

17' 8" x 14' 5" (5.4m x 4.4m) With double glazed windows to front and rear, two radiators, loft access with drop down ladder and lighting and two ceiling light points



Kitchen

7' 6" x 7' 6" (2.3m x 2.3m) Being fitted with a range of wall, drawer and base units with complementary work surfaces and matching upstands, composite sink and drainer unit with mixer tap, four ring hob with stainless steel splashback and extractor canopy over, inset electric oven, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, spot lights to ceiling and wall mounted Glow Worm boiler



Bedroom One to Front

12' 1" x 11' 1" into wardrobe (3.7m x 3.4m) With double glazed window to front, radiator, ceiling light with fan, built-in wardrobes and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising shower cubicle with electric shower, low flush WC and wall mounted sink, complementary tiling to water prone areas, shaver socket, radiator and spot lights to ceiling



Bedroom Two to Front

15' 8" into bay x 8' 6" (4.8m x 2.6m) With double glazed window to front elevation, radiator, ceiling light and fan and built-in wardrobes



Guest Bathroom

6' 10" x 6' 2" (2.1m x 1.9m) Being fitted with a three piece white suite comprising; panelled bath with shower attachment, low flush WC and pedestal wash hand basin, tiling to water prone areas, shaver socket, radiator and spot lights to ceiling

Tenure

We are advised by the vendor that the property is leasehold with approx. 110 years remaining on the lease, a service charge of approx. £1,200 per annum and a ground rent of approx. £200 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. Current council tax band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	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. 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.