



smarthomes

Portershill Drive

Shirley, Solihull, B90 4DS

- A Well Presented Semi-Detached Retirement Bungalow
- Double Bedroom with Fitted Wardrobes
- Shower Room
- No Upward Chain

Offers Over £130,000

EPC Rating - 41

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.



Portershill Drive is a warden controlled estate consisting of 32 bungalows, 4 maisonettes and well maintained communal gardens.

The residents benefit from an emergency pull cord Careline system with 24/7 resident warden and relief wardens, on-site laundry room with large washing machine and dryer and a communal lounge with kitchen used for coffee mornings, afternoon tea and a range of social activities. There is also a visitor's twin guest bedroom with en-suite which can be booked for a small fee.



The property is set back from the road behind a lawned fore garden with a paved footpath leading to a covered UPVC door giving access to

Entrance Hallway

With ceiling light point, electric wall heater, loft access and door leading off to



Lounge/Diner to Rear

16' 4" x 9' 6" (5m x 2.9m) With a UPVC double glazed window to rear elevation, wall mounted electric heater, electric fire, coving to ceiling, two ceiling light points and door to

Fitted Kitchen to Rear

7' 2" x 5' 10" (2.2m x 1.8m) 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. Freestanding electric cooker, space and plumbing for washing machine, tiling to splash back areas, ceiling light point and a double glazed window to the rear aspect



Double Bedroom to Front

11' 1" x 8' 6" (3.4m x 2.6m) With a double glazed window to front elevation, wall mounted electric heater, a range of fitted wardrobes and ceiling light point

Shower Room to Side

6' 6" x 5' 6" (2.m x 1.7m) Being fitted with a white suite comprising of a walk in shower with wall mounted electric shower, vanity wash hand basin and a low flush W.C. Electric heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the side elevation

External

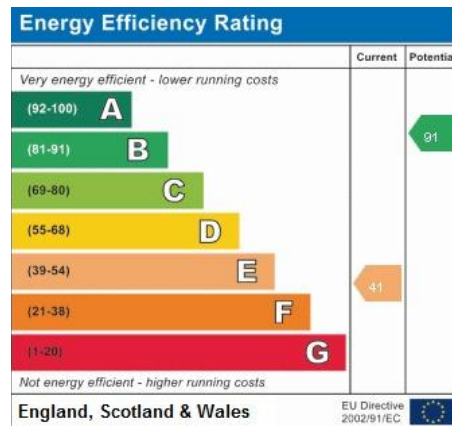
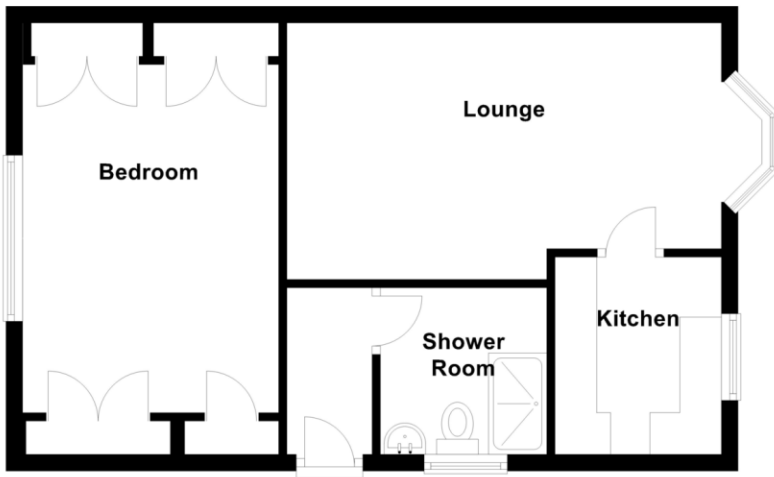
To the rear of the property there are well maintained communal gardens with a variety of mature shrubs and bushes and hedgerow borders

Tenure

We are advised by the vendor that the property is leasehold with approx. 59 years remaining on the lease, a service charge of approx. £2,127 per annum and a ground rent of approx. £75 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.

EXTENDED LEASE AVAILABLE UPON COMPLETION SUBJECT TO PURCHASER PAYING COSTS - PLEASE CALL OFFICE FOR FURTHER INFORMATION

Ground Floor



316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.