



smarthomes

Atherstone Close

Shirley, Solihull, B90 1AU

- A Well Presented Ground Floor Apartment
- Two Double Bedrooms
- West Facing Rear Garden
- Garage
- No Upward Chain
- Extended Lease

Offers Over £145,000

EPC Rating 62

Current Council Tax Band B





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 a lawned fore garden with paved pathway extending to UPVC double glazed door leading through to

Entrance Hall

With engineered oak flooring, wall mounted Dimplex electric heater, ceiling light point, archway to re-fitted kitchen and opening into



Lounge Diner to Front

9' 8" x 16' 3" (2.95m x 4.95m) With two ceiling light points, engineered oak flooring, wall mounted Dimplex electric heater, double glazed window to front elevation, feature floating electric fire and hard-wiring for wall mounted television

Kitchen to Front

9' 9" x 5' 10" (2.97m x 1.78m) Being fitted with a range of wall, drawer and base units, with complementary marble effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, hob with extractor canopy over, inset eye-level oven and grill, integrated fridge freezer, wine chiller and washing machine, door to handy storage cupboard, ceiling light point, tiled flooring and double glazed window to front



Bedroom One to Rear

12' 0" x 11' 1" (3.66m x 3.38m) With double glazed window over-looking rear garden, wall mounted Dimplex panel heater and ceiling light point



Bedroom Two to Rear

8' 11" x 7' 6" (2.72m x 2.29m) With double glazed window to rear elevation, wall mounted Dimplex panel heater and ceiling light point



Bathroom

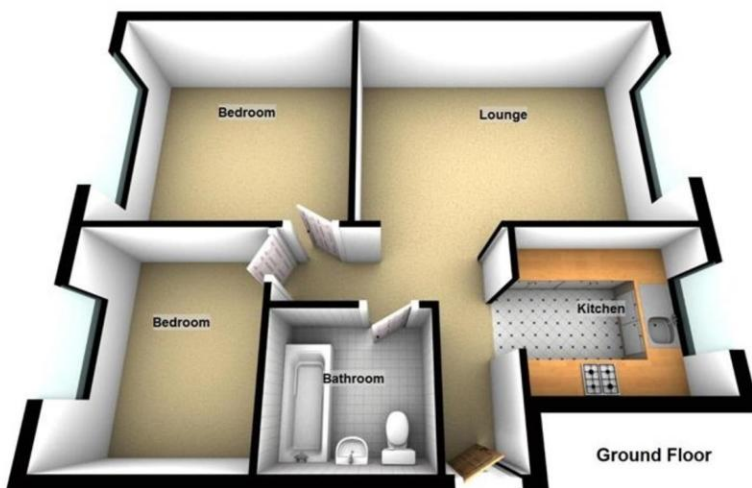
Being fitted with a three piece white suite comprising; panelled bath with Triton electric shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to side, tiling to water prone areas, electric towel rail, ceiling light point and built-in airing cupboard housing insulated tank

West Facing Rear Garden

Being gravelled with retaining shrubbery and seating area. The property also benefits from a garage in a separate block with up and over garage door

Tenure

We are advised by the vendor that the property is leasehold with approx. 131 years remaining on the lease and a peppercorn ground rent, 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 - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

316 Stratford Road
Shirley
Salford
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.