



smarthomes

## Nethercote Gardens

Shirley, Solihull, B90 1BJ

- A Mid-Terrace Family Home
- Three Bedrooms
- West Facing Rear Garden
- No Upward Chain

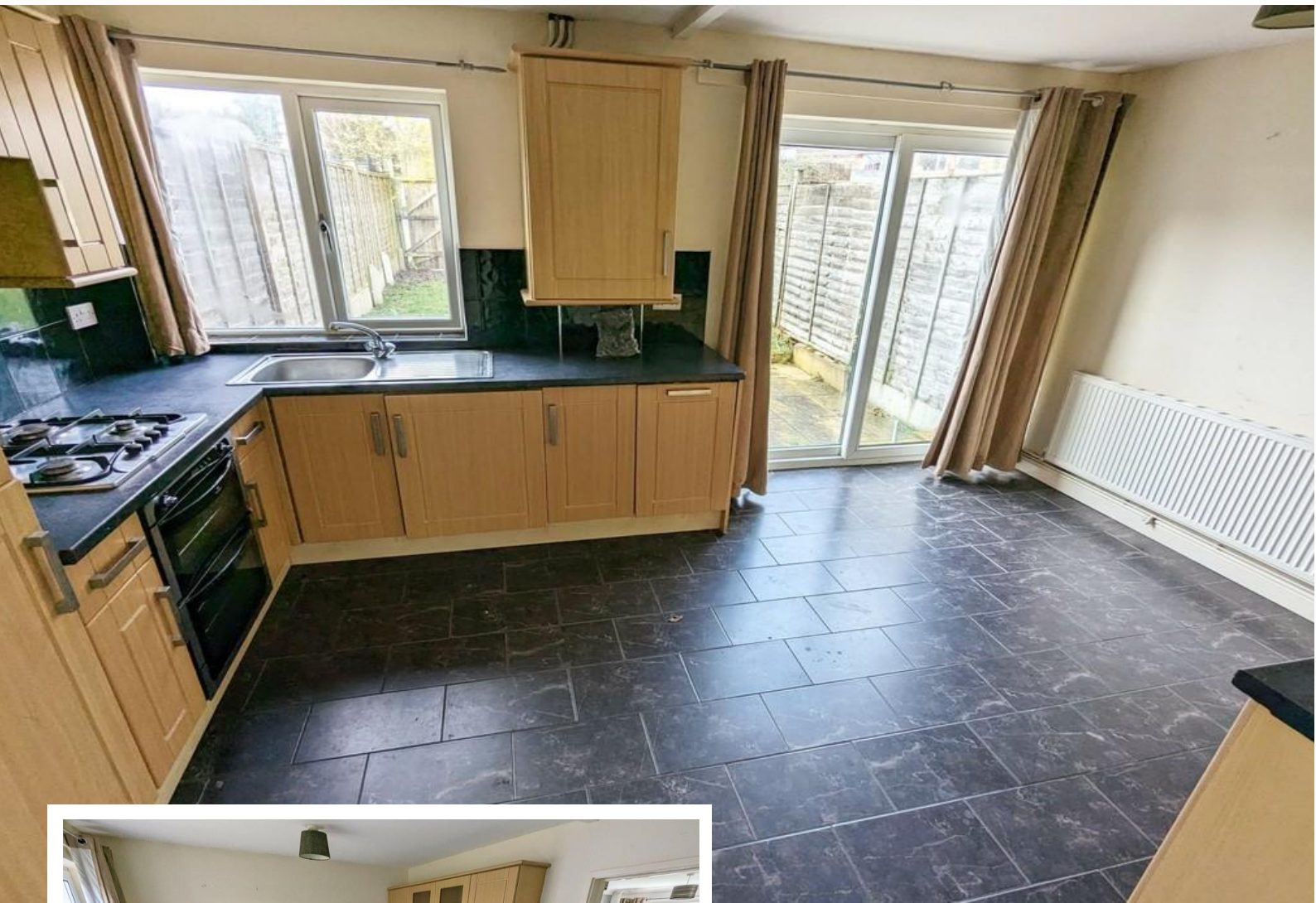
**£230,000**

EPC Rating - 62

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 a large communal green area leading to a paved footpath with a private lawn area to side and a storm porch with 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, two ceiling light points and door to



### **Fitted Kitchen/Diner 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, further incorporating a 4 ring gas hob with extractor hood over and double oven below. Integrated washing machine, fridge/freezer and dishwasher, tiling to splash back areas and floor, under stairs storage cupboard, radiator, two ceiling light points, a double glazed window to the rear aspect and double glazed patio doors leading to rear garden

### **Landing**

With ceiling light point, loft hatch and door leading off to

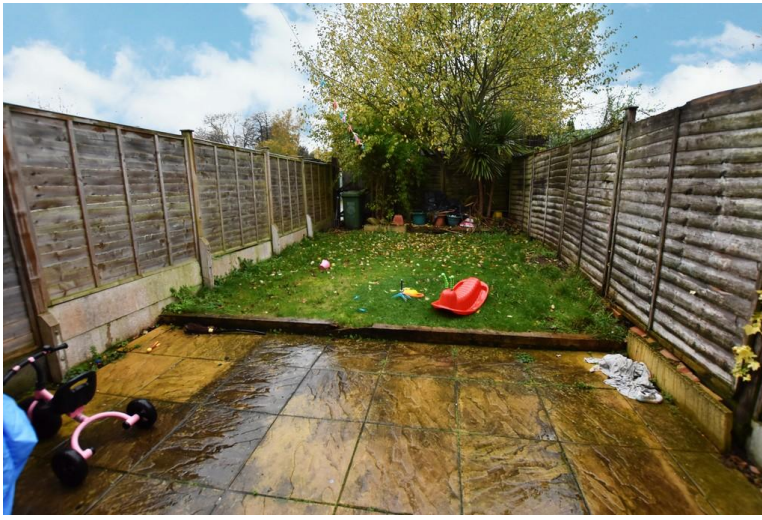


### **Bedroom One to Front**

13' 5" x 8' 2" (4.1m x 2.5m) With double glazed window to front elevation, radiator, built in wardrobes 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, useful storage cupboard and ceiling light point



**Bedroom Three to Front**

9' 10" max x 6' 2" (3m max x 1.9m) With double glazed window to front elevation, radiator, over stairs storage cupboard and ceiling light point

**Family Bathroom to Rear**

7' 2" x 6' 2" (2.2m x 1.9m) Being fitted with a white suite comprising of a panelled bath with feature shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

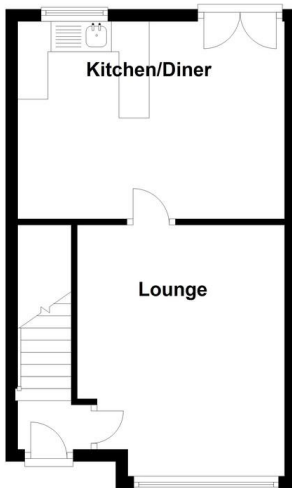
**West Facing Rear Garden**

Being mainly laid to lawn with paved patio areas, gated rear access and panelled fencing to boundaries

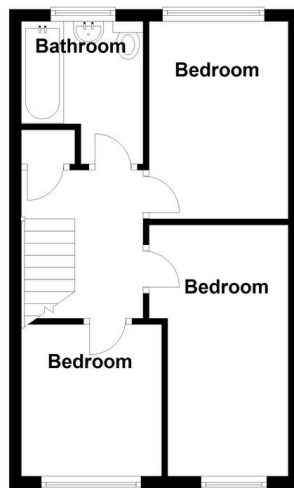
**Tenure**

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

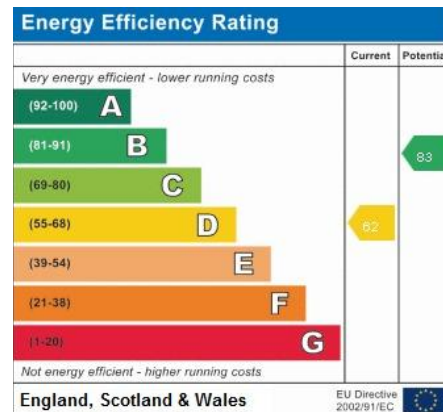
**Ground Floor**  
Approx. 32.3 sq. metres (347.9 sq. feet)



**First Floor**  
Approx. 33.1 sq. metres (356.4 sq. feet)



Total area: approx. 65.4 sq. metres (704.3 sq. feet)



316 Stratford Road  
Shirley  
Solihiull  
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.