



## Atherstone Close

Shirley, Solihull, B90 1AU

- A Well Presented First Floor Maisonette
- Two Bedrooms
- Open Plan Lounge Diner & Kitchen
- Garage & Rear Garden
- No Upward Chain

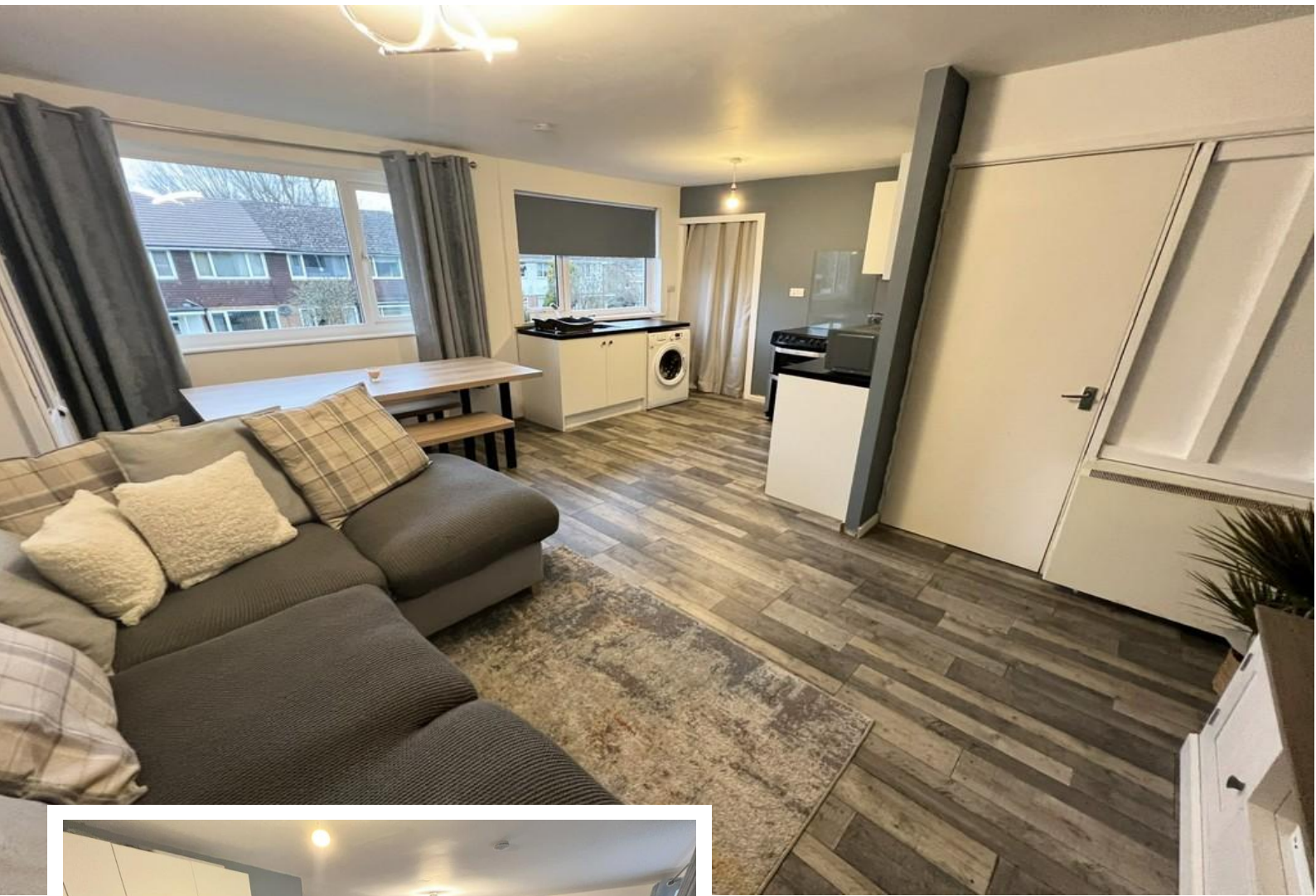
**Offers Over £150,000**

EPC Rating 45

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 paved pathway extending to rear garden and composite front door leading through to

### **Entrance Hall**

With obscure double glazed window to front, ceiling light point and staircase leading to the accommodation

### **Hall**

With obscure double glazed window to side, ceiling light point and doors leading off to



### **Open Plan Lounge Diner & Kitchen to Front**

17' 4" x 16' 0" (5.3m x 4.9m) With two double glazed windows to front elevation, wall and base units with laminate work surfaces, sink and drainer unit with mixer tap, space for cooker with glazed splashback, space for fridge, space and plumbing for washing machine, two ceiling light points, wall mounted electric storage heater, laminate flooring and access to useful over-stairs storage area

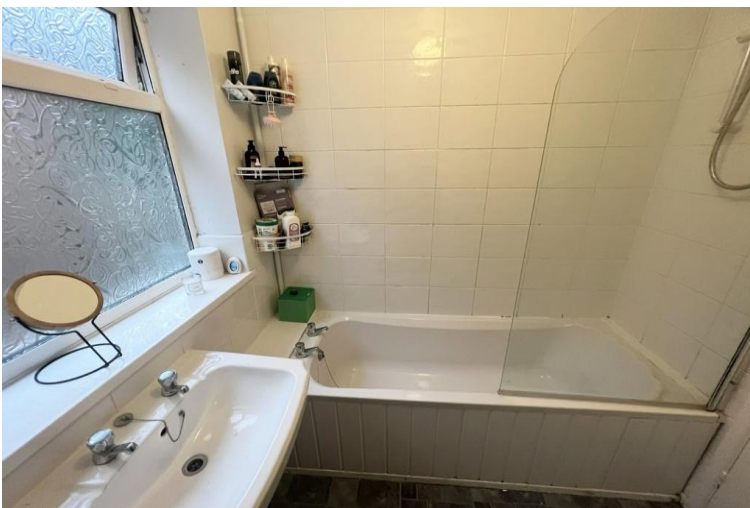


### **Bedroom One to Rear**

11' 9" x 11' 1" (3.6m x 3.4m) With double glazed window to rear elevation, wall mounted electric storage heater, coving to ceiling and ceiling light point

### **Bedroom Two to Rear**

8' 10" x 7' 6" (2.7m x 2.3m) With double glazed window to rear elevation, wall mounted electric storage heater and ceiling light point







### Bathroom

6' 2" x 6' 2" (1.9m x 1.9m) Being fitted with a three piece white suite comprising; panelled bath with electric Triton shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to side, tiling to water prone areas, ceiling light point and useful airing cupboard

### Rear Garden

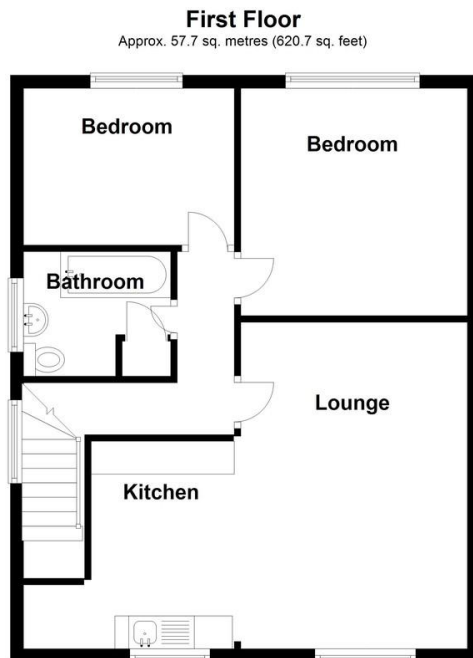
Being mainly laid to lawn with a variety of mature shrubs and bushes

### Garage

With two side hung garage doors

### Tenure

We are advised by the vendor that the property is leasehold with approx. 130 years remaining on the lease with no ground rent or service charges, 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.



Total area: approx. 57.7 sq. metres (620.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(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.