



Atherstone Close

Shirley, Solihull, B90 1AU

- A Two Double Bedroom Ground Floor Maisonette
- Lounge, Kitchen & Bathroom
- Garage In Separate Block
- Rear Garden

Offers Over £145,000

EPC Rating 54

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

The property is set back from the road behind a lawned fore garden and paved pathway extending to composite front door leading through to

Entrance Hall

With wall lighting, ceiling light point, hardwood flooring and doors leading off to

Kitchen to Front

10' 01" x 6' 11" (3.07m x 2.11m) Being fitted with a range of wall and base units incorporating display shelving with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker, space and plumbing for washing machine, space for fridge freezer, wood effect flooring, ceiling light point, under-stairs storage cupboard and double glazed window to front elevation

Lounge to Front

16' 10" x 9' 10" (5.13m x 3m) With double glazed window to front elevation, ceiling light point, wall mounted storage heater, hardwood flooring and feature electric fire suite

Bathroom

5' 8" x 5' 9" (1.73m x 1.75m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over, low flush WC and pedestal wash hand basin, obscure double glazed window to side, tiling to walls and floor, airing cupboard and ceiling light point

Bedroom One to Rear

11' 11" x 11' 2" (3.63m x 3.4m) With double glazed window to rear elevation, ceiling light point and hardwood flooring

Bedroom Two to Rear

8' 2" x 9' 0" (2.49m x 2.74m) With double glazed window to rear elevation, ceiling light point, wall mounted storage heater and hardwood flooring

Rear Garden

With stone chippings and fencing to boundaries

Garage

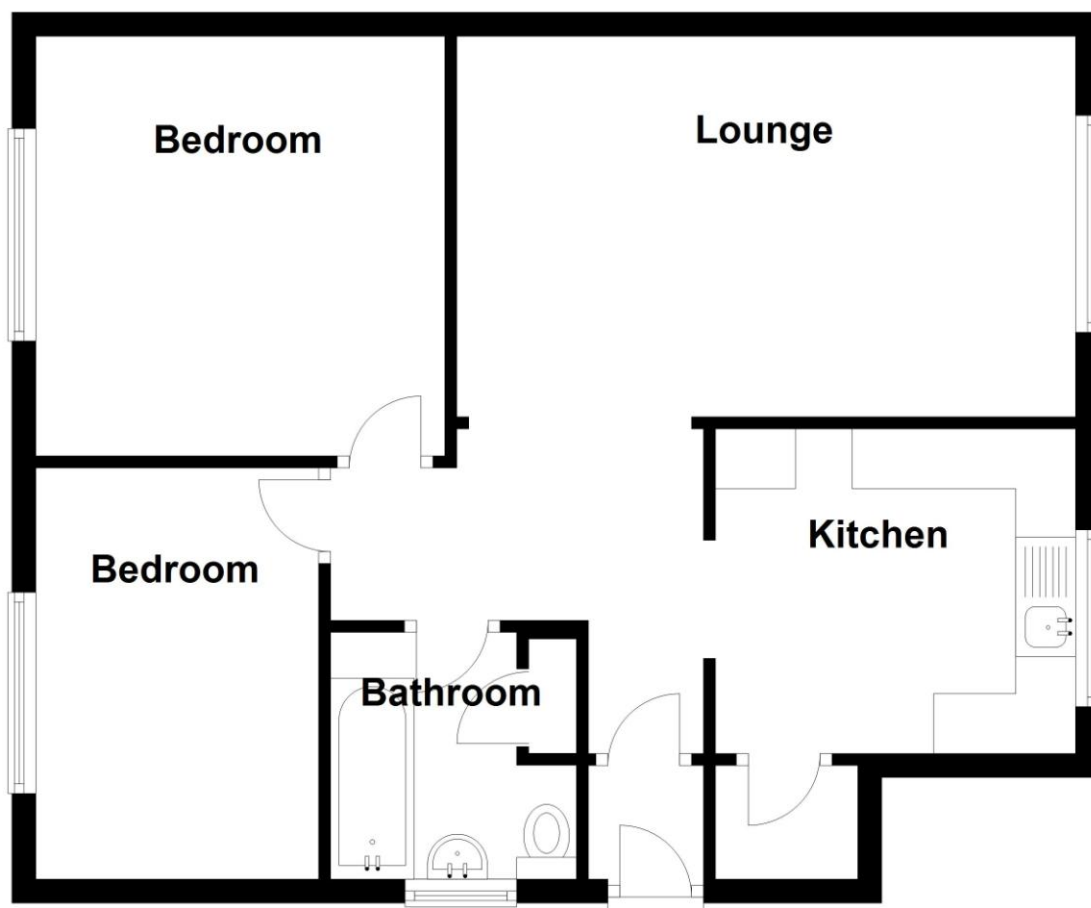
Having a garage in a separate block

Tenure

We are advised by the vendor that the property is leasehold with an extended lease upon completion of 130 years and a ground rent of approx. £20 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 Nigel Hodges. Current council tax band - B

Ground Floor

Approx. 59.4 sq. metres (639.2 sq. feet)



Total area: approx. 59.4 sq. metres (639.2 sq. feet)

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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.