



smarthomes



- An Immaculately Presented End Town House
- Three Double Bedrooms
- Modern Family Bathroom
- Spacious En-Suite Shower Room
- Modern Kitchen & Lounge Diner

Trinity Way, Shirley, Solihull, B90 3FF

An immaculately presented three storey end town house in a secure gated complex just a stones throw from Parkgate shopping complex, benefitting from; the remainder of the NHBC guarantee, three double bedrooms, lounge/diner, modern kitchen, guest WC, large master bedroom with spacious en-suite, modern family bathroom, courtyard garden and an allocated parking space. EPC Rating – 85. Council Tax Band – D.

Offers In Region Of £350,000



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 situated within a secure gated courtyard with an allocated parking space and a composite front door leading into

Entrance Hallway

With ceiling spot lights, radiator, polished tiled flooring, stairs leading to the first floor accommodation and doors leading off to



Lounge/Diner to Rear

15' 1" x 13' 5" (4.6m x 4.1m) With a UPVC double glazed window and composite door and to rear, under stairs storage cupboard, two wall mounted radiators, two ceiling light points and spot lights



Modern Kitchen to Front

11' 5" x 6' 2" (3.5m x 1.9m) Being fitted with a range of wall, base and drawer units with a granite work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a Neff 5 ring gas hob with extractor hood over. Neff eye level double oven, integrated Neff fridge/freezer, integrated Neff washing machine and integrated Neff dishwasher. Tiling to splash back areas and floor, concealed wall mounted gas central heating boiler, feature vertical radiator, ceiling spot lights and a double glazed window to the front aspect

Guest W.C

Being fitted with a modern white suite comprising a low flush WC and corner vanity wash hand basin. Tiling to splash back areas and floor, radiator and ceiling spot light

First Floor Landing

With stairs rising to the second floor, radiator, ceiling light point and door to

Bedroom Two to Rear

13' 5" x 11' 5" (4.1m x 3.5m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point

Bedroom Three to Front

13' 5" x 9' 2" (4.1m x 2.8m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point

Modern Family Bathroom

7' 2" x 5' 10" (2.2m x 1.8m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and ceiling spot lights

Second Floor Landing

With a ceiling light point and door to

Master Bedroom

17' 8" x 9' 10" (5.4m x 3m) With UPVC double glazed window to rear elevation, two wall mounted radiators, loft access, ceiling light point and door to

Modern En-Suite to Front

12' 5" x 11' 1" (3.8m x 3.4m) Being fitted with a modern white suite comprising of a walk in shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling spot lights, useful airing cupboard and an obscure double glazed window to the front elevation

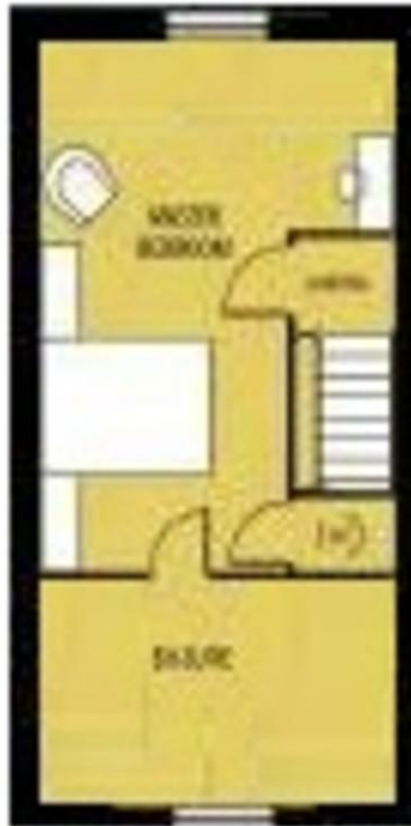
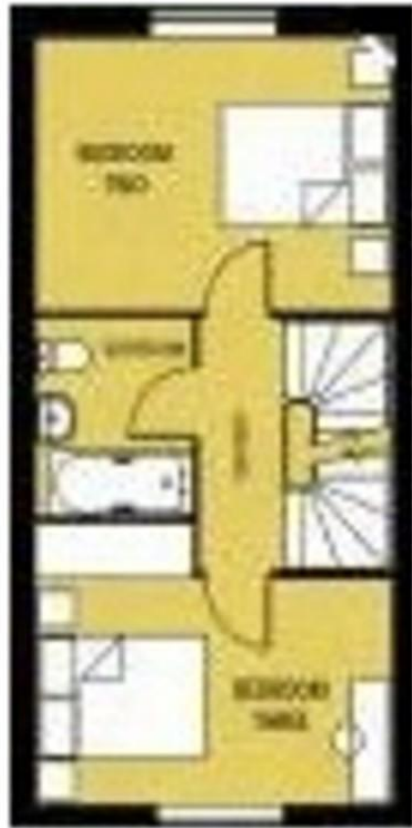
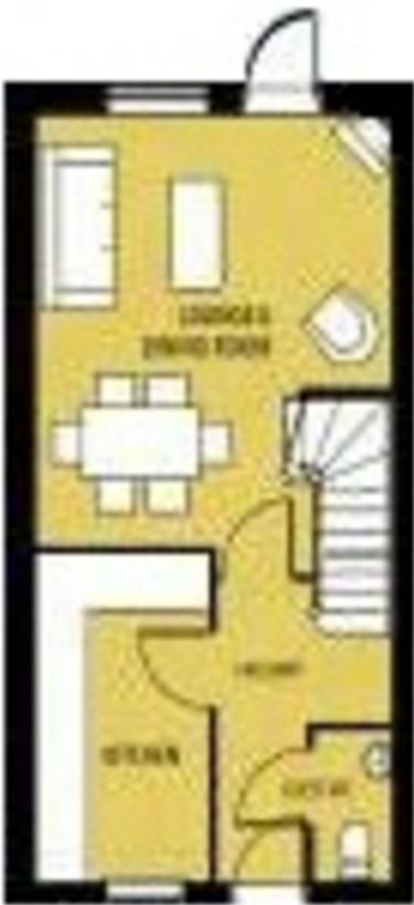
Courtyard Garden

With a paved patio area and panelled fencing to boundaries

Tenure

We are advised by the vendor that the property is leasehold with approx. 117 years remaining on the lease, a service charge of approx. £420 per annum and a ground rent of approx. £200 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. Council tax band D.





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