



smarthomes

Binley Close

Shirley, Solihull, B90 2RB

- A Well Presented Two Bedroom Ground Floor Maisonette
- Substantial South West Wrap Around Garden
- Re-Fitted Kitchen & Bathroom
- No Upward Chain

£240,000

EPC Rating 74

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 communal lawned areas and paved pathway extending to UPVC double glazed front door leading through to

Lobby

With glazed door leading through to



Lounge Diner to Front

10' 7" x 19' 4" (3.23m x 5.89m) With double glazed bay window to front elevation, radiator, feature electric fireplace, coving to ceiling, ceiling light point, wall lighting, wood effect flooring, door to inner lobby and glazed door leading through to

Re-Fitted Kitchen to Rear

8' 2" x 8' 8" (2.49m x 2.64m) Being re-fitted with a range of wall, drawer and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor over, inset electric oven, integrated washing machine, dishwasher, fridge and freezer, ceiling light point, coving to ceiling, double glazed window to rear and obscure double glazed door leading out to the rear garden



Inner Lobby

With ceiling light point, walk-in storage cupboard, further storage cupboard with radiator and shelving and doors leading off to

Bedroom One to Front

15' 9" x 9' 2" (4.8m x 2.79m) With double glazed window to front elevation, radiator, coving to ceiling and ceiling light point



Bedroom Two to Rear

9' 5" x 9' 4" (2.87m x 2.84m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

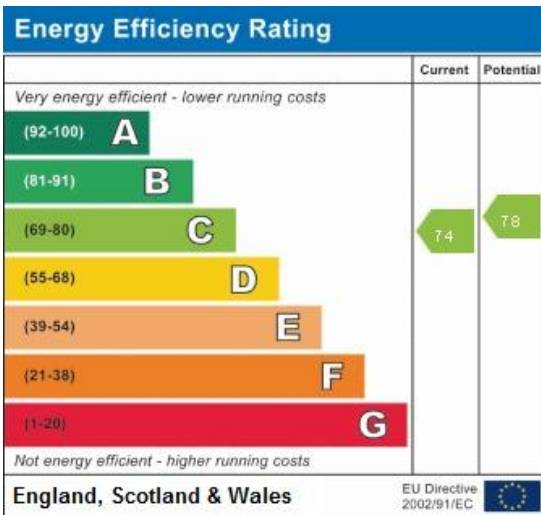


Re-Fitted Family Shower Room to Rear

6' 2" x 5' 5" (1.88m x 1.65m) Being re-fitted with a three piece white suite comprising; double shower enclosure with electric shower, low flush WC and vanity wash hand basin, obscure double glazed window to rear, tiling to walls, fitted mirrored vanity unit, ladder style radiator, extractor and ceiling light point

South West Facing Rear Garden

An extensive wrap around garden being mainly laid to lawn with fencing to boundaries, a variety of mature shrubs, trees and bushes and gated access to front

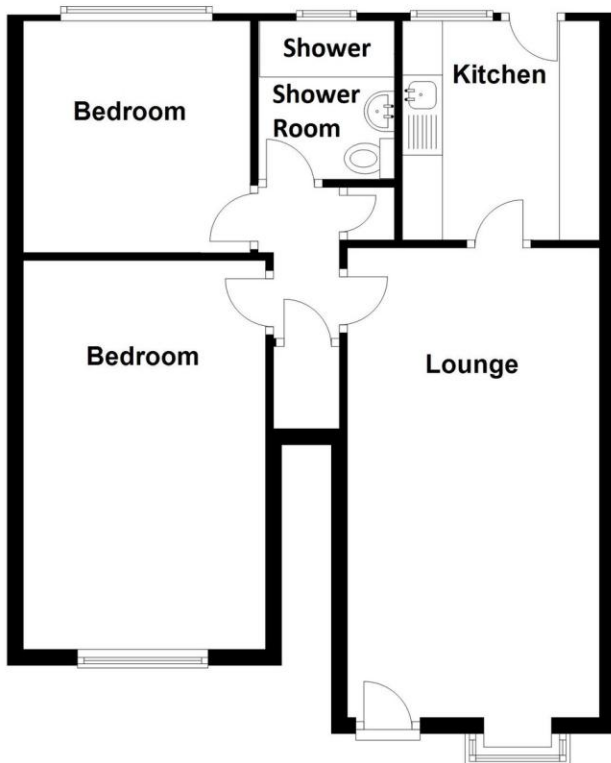


Garage

The property benefits from a garage in a separate block.

Tenure

We are advised by the vendor that the property is leasehold with approx. 139 years remaining on the lease, a service charge of approx. £100 per annum and no 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



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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.