smarthomes

Shakespeare Drive
Shirley, Solihull, B90 2AJ

- A Well Presented Duplex Apartment
- Three Bedrooms
- Lounge Diner with South Facing Balcony
- Contemporary Re-Fitted Kitchen

Offers in Region of £185,000

EPC Rating 70
Current Council Tax Band A

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.

This duplex apartment is positioned above commercial units on the corner of Shakespeare Drive and Stratford Road and is accessed from a stairwell to the side with walk way leading to a decked terrace fore garden with entertaining space and composite front door leading through to

Entrance Hallway
With ceiling light points, radiator, double glazed window to front, stairs leading to the first floor accommodation and doors leading off to

Contemporary Re-Fitted Kitchen to Front
6' 1" x 10' 9" (1.85m x 3.28m) Being fitted with a range of wall, drawer and base units with complementary marble effect work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob with feature splashback and extractor canopy over, inset electric oven, space and plumbing for washing machine, integrated fridge freezer, cupboard housing boiler, wooden flooring, spot lights to ceiling and double glazed window to front

Lounge Diner to Rear
16' 5" x 15' 7" (5m x 4.75m) With double glazed window to rear elevation, double glazed sliding patio door leading out to the South facing balcony, radiator, spot lights to ceiling, coving to ceiling, wooden flooring and useful under-stairs storage cupboard with light point and sockets

South Facing Balcony
8' 3" x 7' 5" (2.51m x 2.26m) With tiled flooring and glazed balustrade

Accommodation on the First Floor

Landing
With ceiling light [point, coving to ceiling, glazed balustrade and doors leading off to

Bedroom One to Rear
12' 8" x 10' 2" (3.86m x 3.1m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Two to Front

10' 7" x 11' 8" (3.23m x 3.56m) With double glazed window to front elevation, radiator and ceiling light point
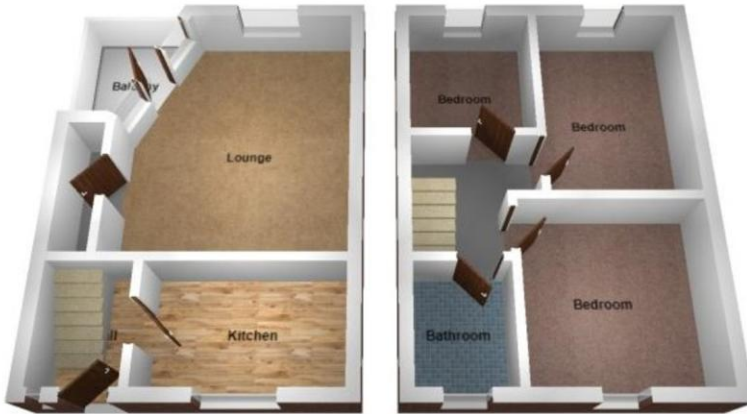
Bedroom Three to Rear

8' 9" x 8' 4" (2.67m x 2.54m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom to Front

5' 5" x 6' 7" (1.65m x 2.01m) Being fitted with a three piece white suite comprising; tiled panelled bath with thermostatic shower over and glazed screen, WC with enclosed cistern and vanity wash hand basin with cupboards beneath, obscure double glazed window to front, tiling to walls, ladder style radiator and spot lights to ceiling

Tenure

We are advised by the vendor that the property is leasehold with approx. 96 years remaining on the lease, a service charge of approx. £250 per annum and a ground rent of approx. £250 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. Current council tax band - A