



Bellamy Close, Shirley

Guide Price £265,000



PROPERTY OVERVIEW

Located on a quiet and highly sought after cul-de-sac is this two bedroom mid-terrace property ideal for first time buyers or investors. The property is accessed via an entrance porch leading through to a spacious living room benefiting from an abundance of natural light and excellent views to the front of the property. The remainder of the ground floor accommodation is made up of a breakfast kitchen with ample storage and a rear porch. The first floor is made up of two double bedrooms, one of which is a large principle bedroom with fitted wardrobes with both bedrooms serviced via a family bathroom. Outside the property enjoys a paved low-maintenance rear garden with a storage shed and a single garage located in a separate block.





PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford Upon Avon.



Council Tax band: B

Tenure: Freehold

- Two Bedroom Mid-Terrace Property
- Quiet Cul-De-Sac Location
- Ideal For First Time Buyers
- Living Room
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Low Maintenance Rear Garden
- Single Garage

**PORCH**

4' 11" x 3' 3" (1.5m x 1m)

LIVING ROOM

14' 1" x 13' 1" (4.3m x 4m)

BREAKFAST KITCHEN

14' 1" x 9' 10" (4.3m x 3m)

REAR PORCH

7' 7" x 2' 11" (2.3m x 0.9m)

FIRST FLOOR**BEDROOM ONE**

14' 1" x 10' 6" (4.3m x 3.2m)

BEDROOM TWO

9' 6" x 8' 2" (2.9m x 2.48m)

BATHROOM

7' 1" x 5' 11" (2.15m x 1.8m)

OUTSIDE THE PROPERTY**LOW MAINTENANCE REAR GARDEN****SINGLE GARAGE IN SEPARATE BLOCK****ITEMS INCLUDED IN THE SALE**

Scandinova cooker, Hotpoint dishwasher and washing machine, fitted wardrobes in both bedrooms, all carpets and blinds, fireplace and fire.

ADDITIONAL INFORMATION

Services - Electricity, sewers and water on a meter.

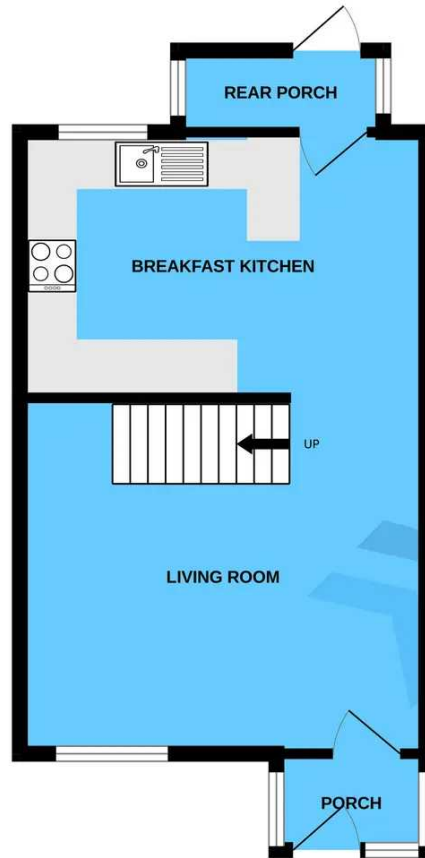
Loft Space - not boarded

MONEY LAUNDERING REGULATIONS

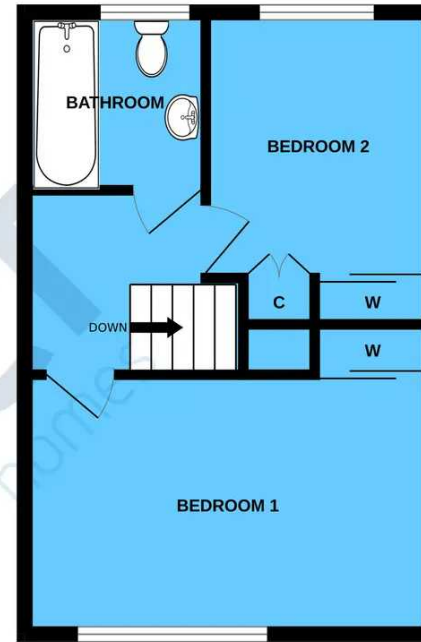
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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