



smarthomes

Rolan Drive

Shirley, Solihull, B90 1EH

- For Sale by Modern Auction – T & C's Apply
- Subject to Reserve Price - Buyers Fees Apply
- A Spacious First Floor Maisonette
- Two Good Size Bedrooms

Starting Bid £115,000

EPC Rating - 51

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 a lawned fore garden with mature shrubs and bushes and a paved pathway leading to a UPVC door leading into

Entrance Hallway

With ceiling light point and stairs rising to



Landing

With ceiling light point, double glazed window to side, radiator, laminate flooring, loft hatch, airing cupboard and door leading off to

Lounge to Front

15' 8" x 11' 5" (4.8m x 3.5m) With UPVC double glazed window to front elevation, wall mounted radiator, wall lighting and an electric fire with marble hearth and wooden surround



Fitted Kitchen to Front

9' 6" x 6' 10" (2.9m x 2.1m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 2 1/2 bowl sink unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Space and plumbing for washing machine and dishwasher, wall mounted gas central heating boiler, radiator, tiling to splash back areas and floor, ceiling light point and a double glazed window to the front aspect



Bedroom One to Rear

11' 5" x 10' 9" (3.5m x 3.3m) With double glazed window to rear elevation, radiator and wall lighting

Bedroom Two to Rear

10' 9" x 7' 6" (3.3m x 2.3m) With double glazed window to rear elevation, radiator, laminate flooring and ceiling light point

Modern Bathroom to Side

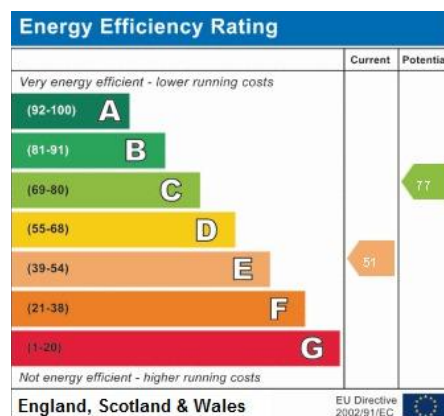
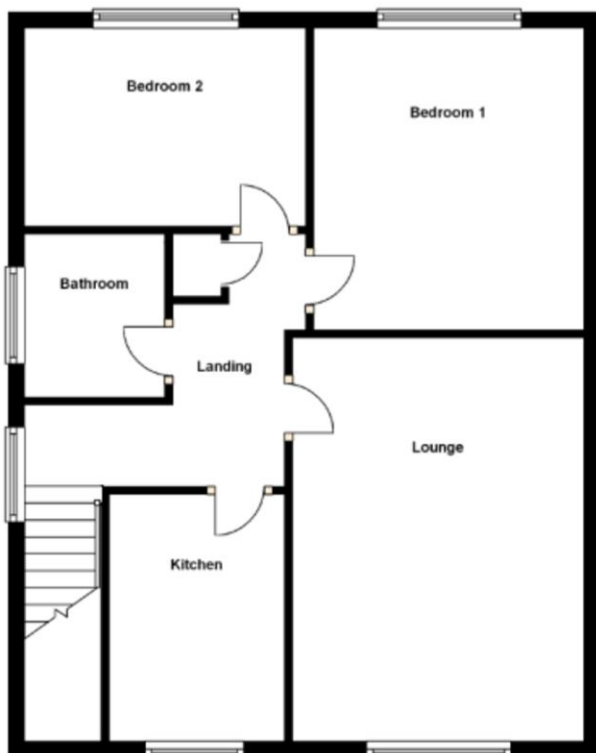
6' 2" x 5' 6" (1.9m x 1.7m) Being fitted with a modern white suite comprising of a panelled bath with electric shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the side elevation

Garage

Situated in a separate block

Tenure

We are advised by the vendor that the property is leasehold with approx. 41 years remaining on the lease and a ground rent of approx. £15 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 - 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.