



smarthomes

## Withybrook Road

Shirley, Solihull, B90 2RZ

- A Well Presented Ground Floor Maisonette
- Two Double Bedrooms
- Lounge Diner, Modern Kitchen & Shower Room
- Pleasant Rear Garden & Garage

**£230,000**

EPC Rating 71

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 paved pathway extending to gated side access to rear garden and canopy porch with UPVC double glazed door leading through to

**Entrance Hallway**

With wood effect flooring and oak door leading through to

**Lounge Diner**

18' 8" x 10' 2" (5.7m x 3.1m) With double glazed bow window to front elevation, wood effect flooring, two ceiling light points, coving to ceiling, two radiators, gas fireplace with marble hearth and surround, wall mounted air-conditioning unit, oak door to inner hallway and further oak door leading into



**Modern Kitchen to Rear**

8' 6" x 7' 10" (2.6m x 2.4m) Being fitted with a range of high gloss wall, drawer and base units, complementary Quartz work surfaces with matching upstands and splashback, ceramic sink and drainer unit with mixer tap, four ring Neff induction hob with feature Neff extractor canopy over, inset eye-level Neff slide and hide oven, integrated washing machine, dishwasher and fridge freezer, wall mounted Baxi boiler, ceiling light point, wood effect flooring, double glazed window to rear and UPVC double glazed door leading out to the rear garden



**Inner Hallway**

With ceiling light point, wood effect flooring, airing cupboard, storage cupboard and doors leading off to

**Bedroom One to Front**

15' 1" x 8' 10" (4.6m x 2.7m) With double glazed window to front elevation, radiator, wood effect flooring, ceiling light point and a range of fitted furniture



**Bedroom Two to Rear**

9' 2" x 9' 2" (2.8m x 2.8m) With double glazed window to rear elevation, radiator, ceiling light point and wood effect flooring



### Shower Room to Rear

5' 10" x 5' 2" (1.8m x 1.6m) Being fitted with a three piece white suite comprising of; corner shower cubicle with aqua-panelling and thermostatic shower, low flush WC and vanity wash hand basin with obscure double glazed window to rear, wood effect flooring, ceiling light point and extractor

### Pleasant Rear Garden

Having a shaped lawned area, crazy paved patio and pathways, fencing to boundaries, mature shrub borders and trees, gated side access to front, timber potting shed, outside tap, sun-canopied and door to garage

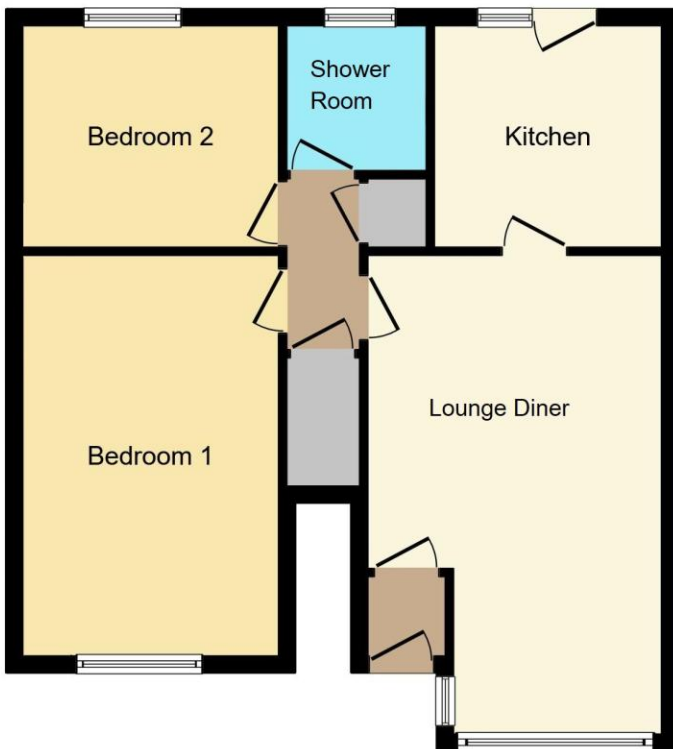


### Garage

16' 0" x 7' 10" (4.9m x 2.4m) With electric roller shutter garage door, wall lighting, electric power points and UPVC obscure double glazed door to garden

### Tenure

We are advised by the vendor that the property is leasehold with approx. 143 years remaining on the lease and a ground rent of approx. £35 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

316 Stratford Road  
Shirley  
Salford  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

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.