



smarthomes

Atherstone Close

Shirley, Solihull, B90 1AU

- A Well Presented Ground Floor Maisonette
- Two Double Bedrooms
- Modern Kitchen
- Low Maintenance Terrace Rear Garden
- No Upward Chain

£160,000

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 paved pathway extending to canopy porch with UPVC obscure double glazed door leading into



Enclosed Porch

With lighting and UPVC obscure double glazed door leading through to

Hallway

With ceiling light point, coving to ceiling, wall mounted electric heater and doors leading off to



Lounge to Front

16' 0" x 9' 6" (4.9m x 2.9m) With double glazed window to front elevation, electric storage heater, wall lighting and electric fireplace with marble hearth and wooden surround

Modern Kitchen to Front

10' 2" x 6' 10" (3.1m x 2.1m) Being fitted with a range of high gloss, handle-less 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 canopy over, inset electric oven, dishwasher, useful pantry, space and plumbing for washing machine, under-cupboard lighting, ceiling light point, coving to ceiling, wood effect flooring and double glazed window to front





Bedroom One to Rear

11' 9" x 11' 1" (3.6m x 3.4m) With double glazed window to rear elevation, electric storage heater, ceiling light point and fitted wardrobes with sliding mirrored doors

Bedroom Two to Rear

8' 10" x 7' 6" (2.7m x 2.3m) With double glazed sliding patio doors leading out to the rear terrace garden, electric storage heater, ceiling light point and coving to ceiling

Bathroom

5' 10" x 5' 10" (1.8m x 1.8m) Being fitted with a three piece white suite comprising; panelled bath with Triton electric shower over, low flush WC and pedestal wash hand basin, with tiling to walls and floor, storage cupboards, obscure double glazed window to side, extractor and spot lights to ceiling

Low Maintenance Terrace Garden

Being decked for low maintenance with fencing to boundaries

Tenure

We are advised by the vendor that the property is leasehold with approx. 130 years remaining on the lease and a peppercorn ground rent 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)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

