



smarthomes

Nethercote Gardens

Shirley, Solihull, B90 1BH

- A First Floor Maisonette
- Two Good Size Bedrooms
- Fitted Kitchen
- Lounge/Diner

£160,000

EPC Rating - 53

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 accessed via a footpath leading to a UPVC double glazed door into

Hall

With wall mounted electric heater, ceiling light point and stairs leading to the first floor accommodation



Landing

With ceiling light point, loft hatch, storage cupboard and doors leading off to

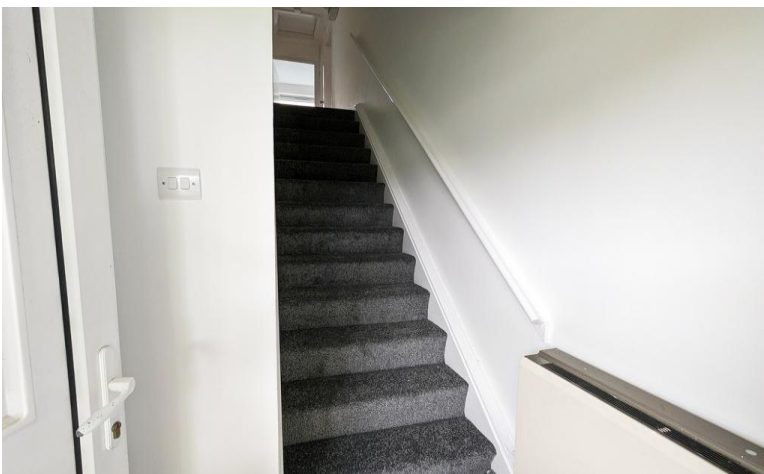
Lounge/Diner to Front

16' 6" x 11' 3" (5.03m x 3.43m) With UPVC double glazed window to front elevation, laminate flooring, wall mounted electric heater, fitted storage, wall mounted fire, ceiling light point and door to



Fitted Kitchen to Rear

8' 8" x 8' 6" (2.64m x 2.59m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring electric hob with extractor hood over and oven below. Integrated fridge and freezer, tiling to splash back areas and floor, ceiling light point and a double glazed window to the rear aspect



Bedroom One to Front

13' 5" x 8' 10" (4.09m x 2.69m) With double glazed window to front elevation, wall mounted electric heater and ceiling light point

Bedroom Two to Rear

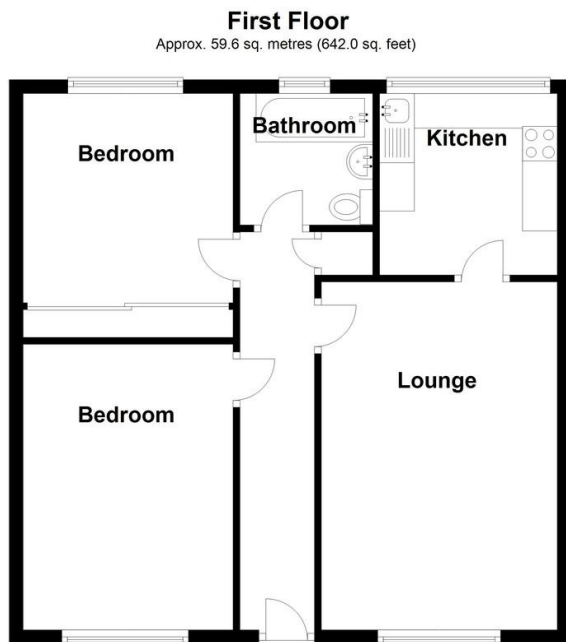
11' 4" x 8' 10" (3.45m x 2.69m) With double glazed window to rear elevation, wall mounted electric heater, fitted wardrobe with sliding doors and ceiling light point

Bathroom to Rear

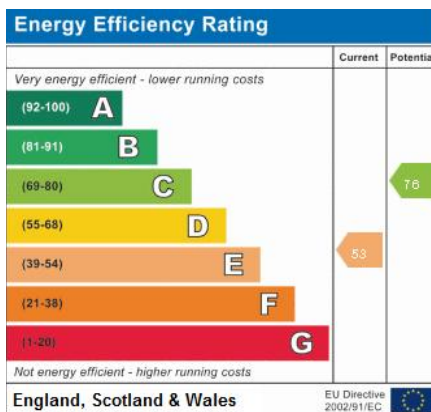
6' 2" x 5' 6" (1.88m x 1.68m) Being fitted with a suite comprising of a panelled bath with electric shower over, vanity wash hand basin and a low flush W.C. Electric radiator, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

Tenure

We are advised by the vendor that the property is leasehold with approx. 128 years remaining and no ground rent or service charge payable 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 Nigel Hodges. Current council tax band - B



Total area: approx. 59.6 sq. metres (642.0 sq. feet)



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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.