



smarthomes

## Myton Drive

Shirley, Solihull, B90 1HD

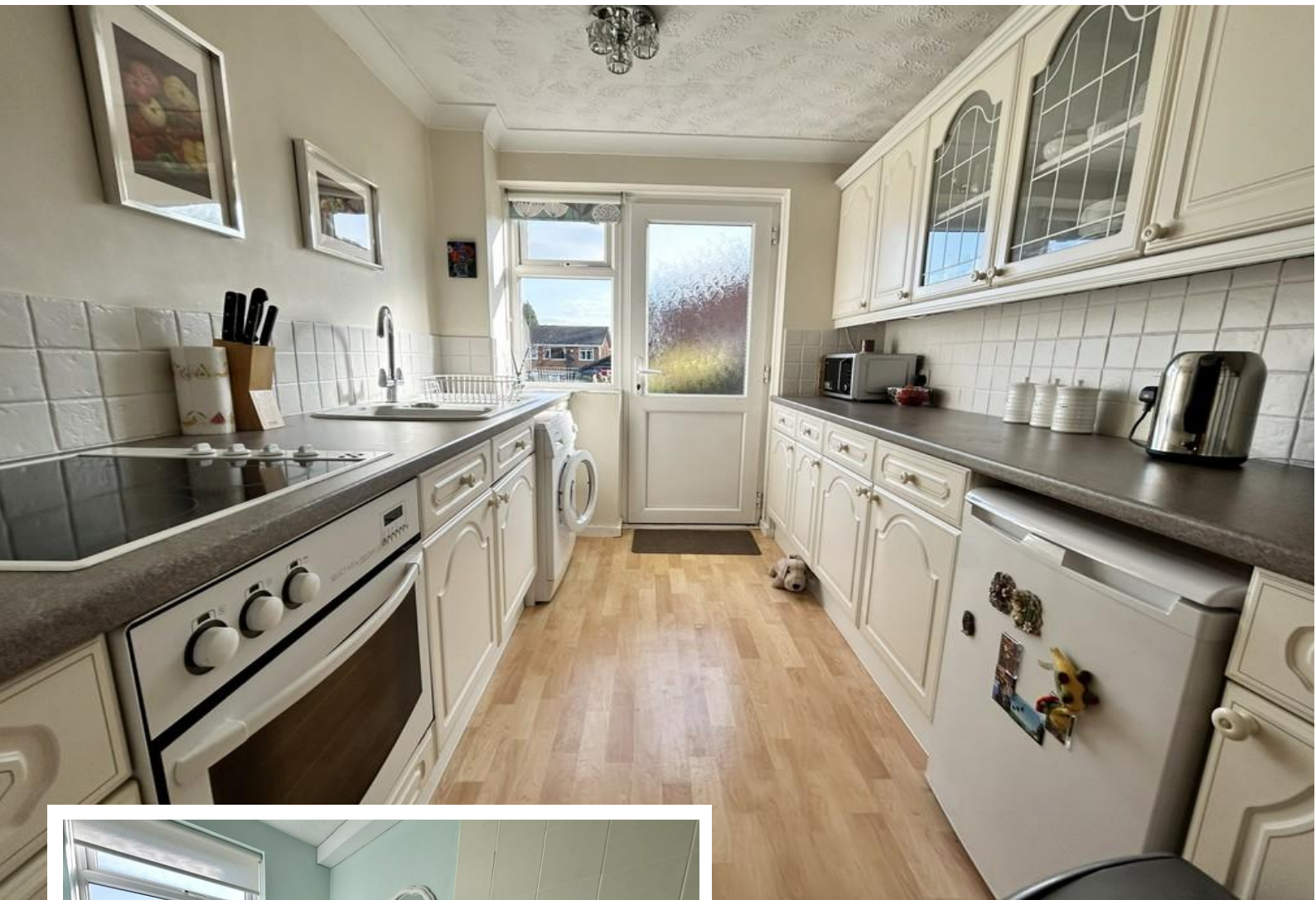
- An Extremely Well Presented Ground Floor Maisonette
- Two Good Size Bedrooms
- Front & Rear Gardens
- Garage En-Bloc

**£175,000**

EPC Rating - 69

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 planted shrubs and a UPVC double glazed door leading into

### **Enclosed Porch**

With wall light point and a further glazed door leading to

### **Lounge to Front**

16' 9" x 10' 8" (5.11m x 3.25m) With UPVC double glazed window to front elevation, two wall mounted radiators, two ceiling light points, laminate flooring, feature fireplace with electric fire, part glazed door to inner hallway and door to



### **Fitted Kitchen to Rear**

9' 2" x 6' 8" (2.79m x 2.03m) 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 ceramic hob with oven below. Space and plumbing for washing machine, tiling to splash back areas, wood effect flooring, ceiling light point and a double glazed door and window to the rear aspect



### **Inner Hallway**

With under stairs storage cupboard, airing cupboard housing gas central heating boiler, ceiling light point and door to



### **Bedroom One to Rear**

13' x 8' 7" (3.96m x 2.62m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes

### Bedroom Two to Front

13' 9" x 7' 4" (4.19m x 2.24m) With double glazed window to front elevation, radiator and ceiling light point

### Re-Fitted Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled bath with electric shower over, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

### Rear Garden

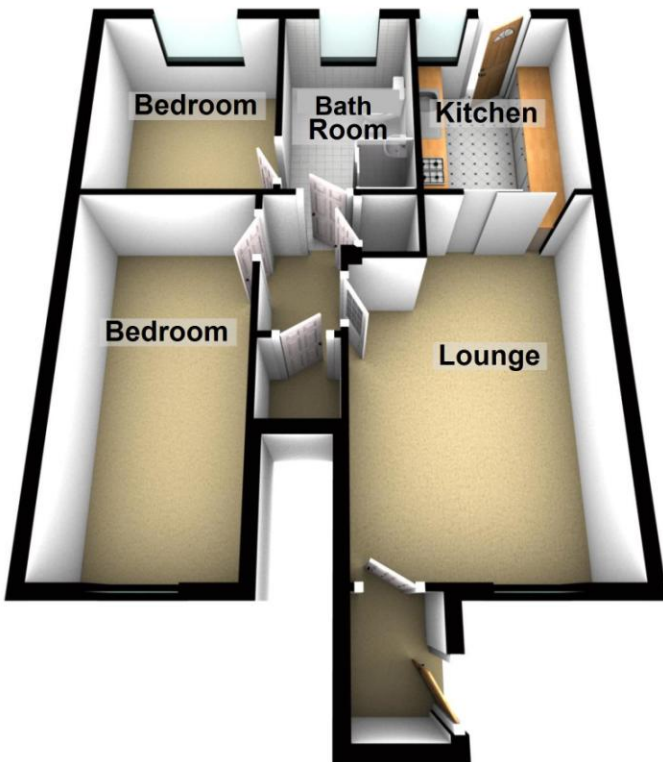
Being mainly laid to lawn with paved patio areas, cold water tap, timber built shed, panelled fencing to boundaries and well stocked shrub borders

### Garage

Located in a separate block

### Tenure

We are advised by the vendor that the property is leasehold with approx. 92 years remaining on the lease, a service charge of approx. £98 per annum and a ground rent of approx. £150 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	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.