



smarthomes

## Nethercote Gardens

Shirley, Solihull, B90 1BL

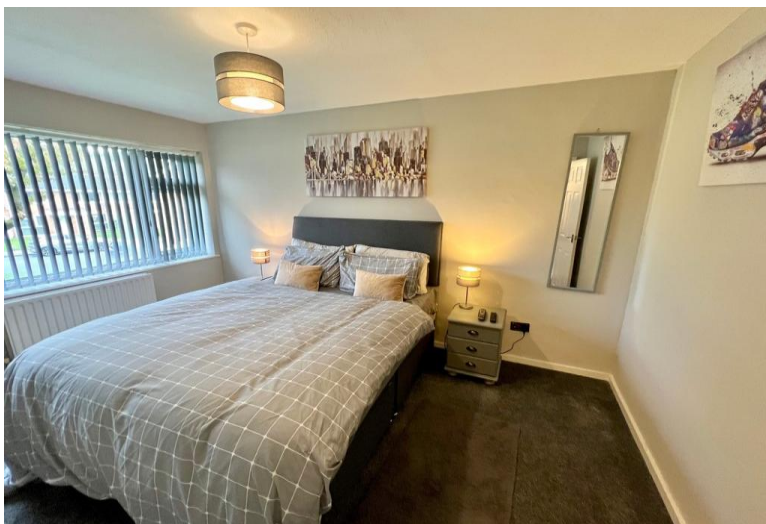
- A Well Presented First Floor Maisonette
- Two Double Bedrooms
- Attractive Lounge, Breakfast Kitchen & Bathroom
- Extended Lease

**£175,000**

EPC Rating 68

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 paved pathway extending to canopy porch with useful storage cupboard and hardwood door with obscure glazed insert leading through to

### **Hallway**

With radiator, ceiling light point and stairs leading to this first floor maisonette



### **Landing**

With ceiling light point, loft access, airing cupboard housing Baxi boiler and doors leading off to

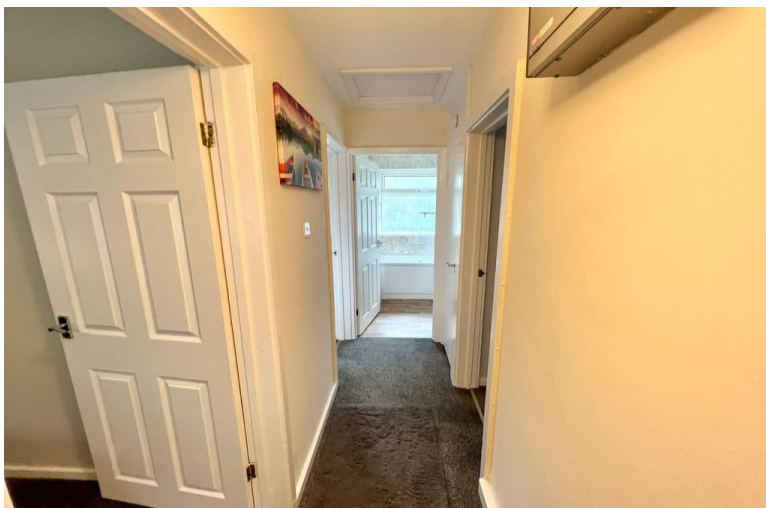
### **Attractive Lounge to Front**

16' 0" x 11' 1" (4.9m x 3.4m) With double glazed window to front elevation, radiator, ceiling light point and door leading into



### **Breakfast Kitchen to Rear**

9' 2" x 8' 6" (2.8m x 2.6m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob, inset electric oven, space and plumbing for washing machine, space for fridge freezer, breakfast bar seating area, ceiling light point, radiator, tile effect flooring and double glazed window to rear elevation



### **Bedroom One to Front**

13' 1" x 8' 10" (4.0m x 2.7m) With double glazed window to front elevation, radiator and ceiling light point

### **Bedroom Two to Rear**

11' 5" x 8' 10" (3.5m x 2.7m) With double glazed window to rear elevation, radiator and ceiling light point

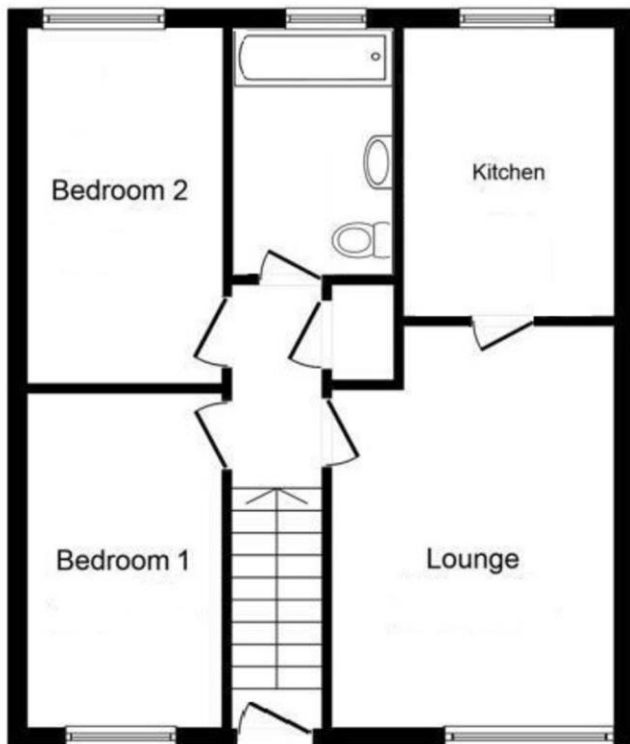


### Modern Bathroom to Rear

6' 2" x 5' 2" (1.9m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to walls, wood effect flooring, obscure double glazed window to rear, ladder style radiator and spot lights to ceiling

### Tenure

We are advised by the vendor that the property is leasehold with approx. 168 years remaining on the lease and a ground rent of approx. £20 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	88	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
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.