



Bellington Croft, Shirley

Guide Price £365,000

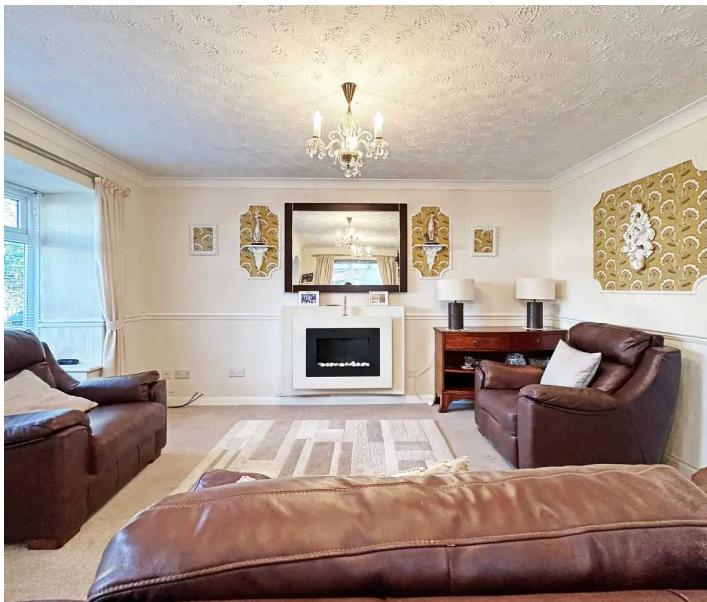


PROPERTY OVERVIEW

Situated on the popular Monkspath estate a fantastic opportunity to purchase this two bedroom detached bungalow. Situated on a wide plot this property is offered to the market with NO UPWARD CHAIN, benefits from gas central heating, double glazing and has the added attraction of a south facing garden. The accommodation in more details comprises of: enclosed porch, entrance hall, lounge/dining room, fitted kitchen, two double bedrooms, bathroom, conservatory/utility, south facing garden and garage.

PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers.



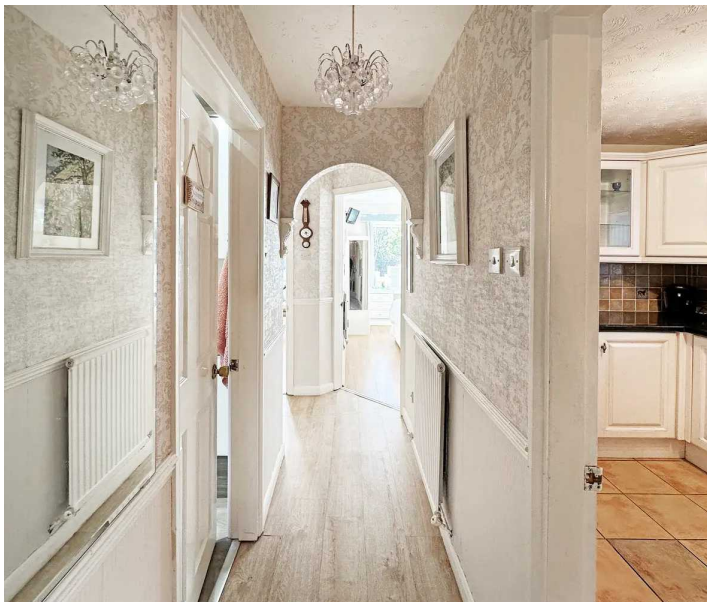


For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford Upon Avon.

Council Tax band: D

Tenure: Freehold

- Two Bedroom Detached Bungalow
- Wide Plot
- No Upward Chain
- Spacious Lounge / Dining Room
- Fitted Kitchen
- Conservatory / Utility
- Two Bedrooms
- Bathroom
- South Facing Garden





ENCLOSED PORCH

ENTRANCE HALL

LOUNGE/DINING ROOM

16' 0" x 15' 3" (4.88m x 4.65m)

KITCHEN

11' 2" x 7' 6" (3.40m x 2.28m)

BEDROOM ONE

13' 1" x 8' 11" (4.00m x 2.72m)

BEDROOM TWO

12' 4" x 6' 9" (3.75m x 2.05m)

BATHROOM

6' 11" x 5' 7" (2.12m x 1.70m)

CONSERVATORY/UTILITY

24' 5" x 7' 10" (7.44m x 2.39m)

TOTAL SQUARE FOOTAGE

Total floor area: 83.0 sq.m. = 893 sq.ft. approx.

OUTSIDE THE PROPERTY

SOUTH FACING GARDEN

GARAGE

ADDITIONAL INFORMATION

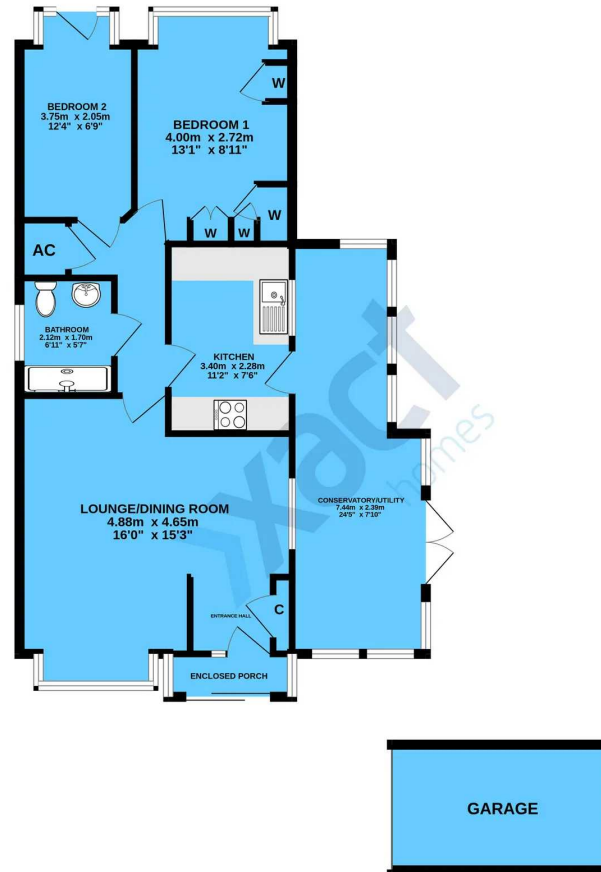
Services - mains gas, electricity and mains sewers.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
83.0 sq.m. (893 sq.ft.) approx.



TOTAL FLOOR AREA : 83.0 sq.m. (893 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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