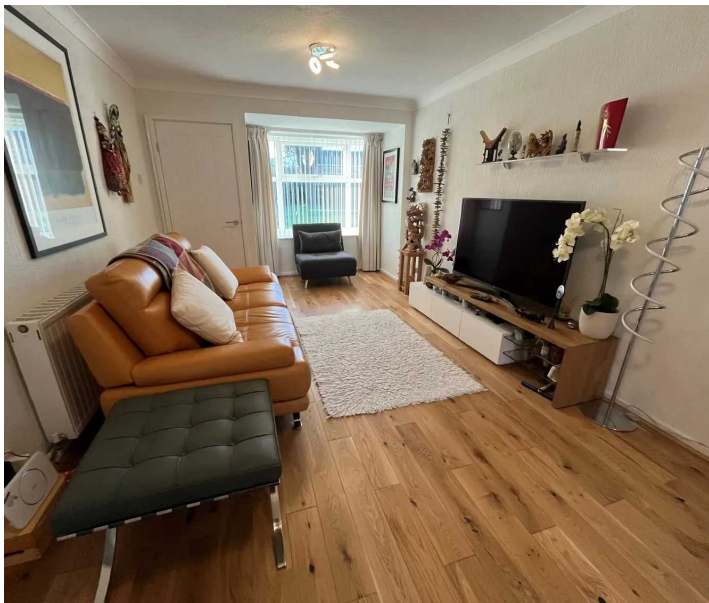
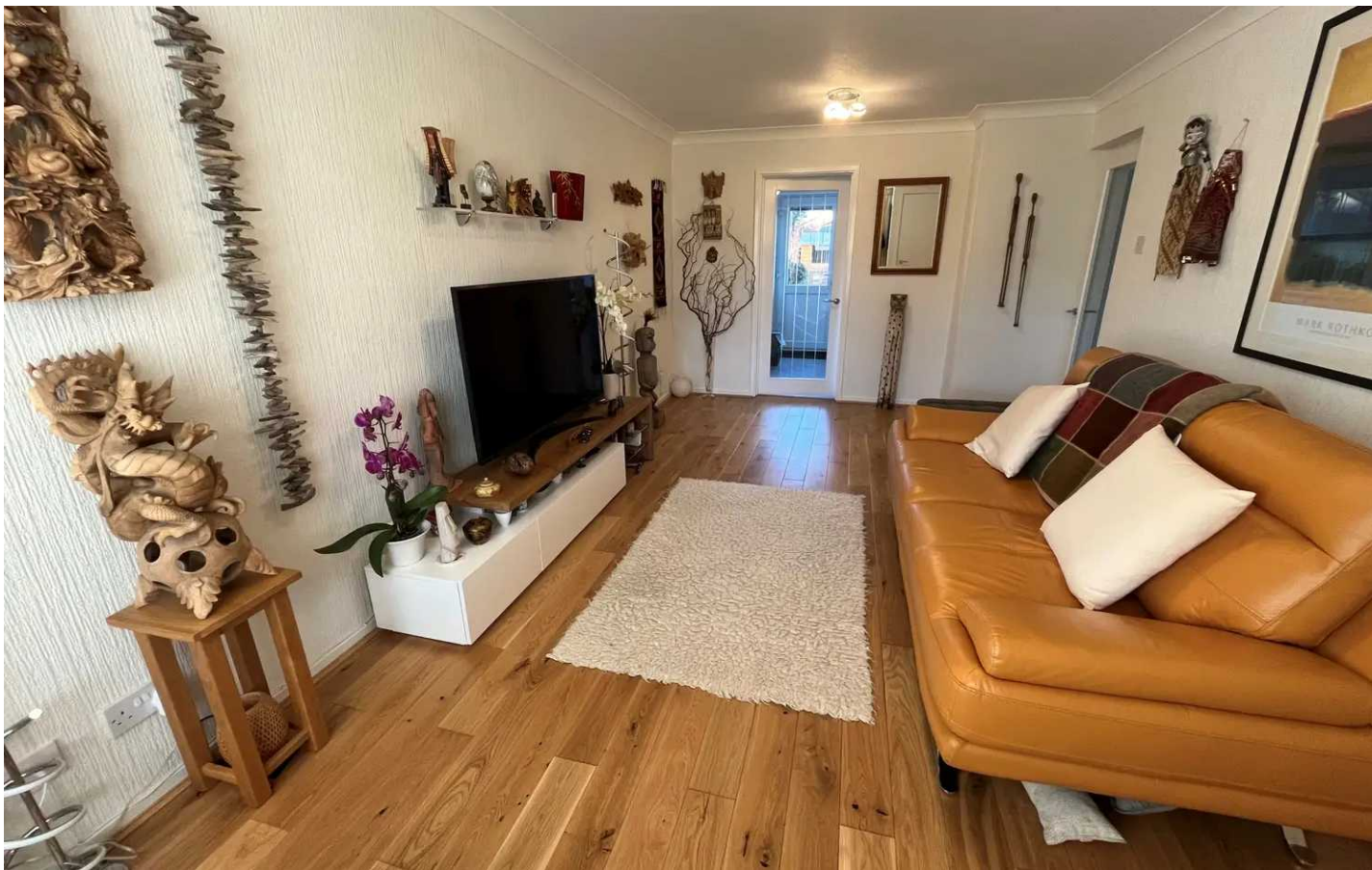




Lillington Road, Shirley

Guide Price £229,950





Property Overview

Situated in a most popular location, a fantastic opportunity to purchase this ground floor maisonette which would be ideal for a first time purchaser or someone downsizing. This property has been modernised and decorated throughout and benefits from gas central heating, UPVC double glazing and has the added attraction of having a re-fitted kitchen and bathroom. The accommodation briefly comprises of: entrance hall, living room, fitted kitchen, two double bedrooms, luxury bathroom, front garden, landscaped rear garden and garage.

- Two Bedroom Ground Floor Maisonette
- Modernised Throughout
- Ideal For A First Time Purchaser
- Early Viewing Essential
- Immaculately Maintained & Decorated
- Spacious Living Room
- Re-Fitted Modern Kitchen
- Two Double Bedrooms
- Front Garden, Landscaped Rear Garden & 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: B

Tenure: Leasehold

ENTRANCE HALL

LIVING ROOM

21' 0" x 10' 3" (6.40m x 3.12m)

KITCHEN

8' 8" x 8' 0" (2.64m x 2.44m)

BEDROOM ONE

15' 7" x 8' 11" (4.75m x 2.72m)

BEDROOM TWO

9' 5" x 9' 4" (2.87m x 2.84m)

BATHROOM

6' 3" x 5' 6" (1.91m x 1.68m)

TOTAL SQUARE FOOTAGE

59.3 sq.m (638 sq.ft) approx.





OUTSIDE THE PROPERTY

FRONT GARDEN

LANDSCAPED REAR GARDEN

GARAGE

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, all blinds and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

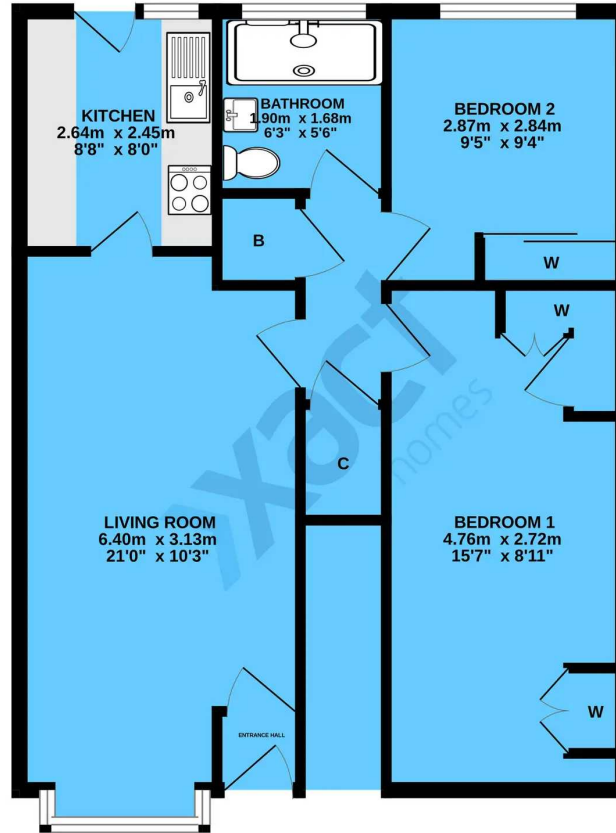
Services - water meter, mains gas, electricity and sewers. Broadband - Plusnet. Ground rent - £175.00 pa

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
59.3 sq.m. (638 sq.ft.) approx.



TOTAL FLOOR AREA: 59.3 sq.m. (638 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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SALES & LETTINGS

