



smarthomes

Aqueduct Road

Shirley, Solihull, B90 1BT

- A Well Presented First Floor Apartment
- Two Double Bedrooms
- Spacious Lounge/Diner
- Modern Re-Fitted Bathroom

£167,500

EPC Rating - 66

Current Council Tax Band - B





Property Description

The property is accessed via a pathway leading to a UPVC double glazed door leading into

Enclosed Porch

With UPVC double glazed windows to property frontage and sides and further hardwood door leading to

Hallway

With ceiling light point and stairs leading to

Landing

With ceiling light point, UPVC double glazed window to side, radiator, loft hatch and doors leading off to

Spacious Lounge/Diner to Rear

13' 5" x 12' 5" (4.1m x 3.8m) With double glazed window to rear elevation, radiator, ceiling light point, fireplace with wooden surround and sliding door leading to

Dual Aspect Fitted Kitchen

10' 2" x 6' 6" (3.1m x 2m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Space for freestanding gas cooker, space and plumbing for washing machine, wall mounted gas central heating boiler, tiling to splash back areas, radiator, ceiling spot lights, useful pantry and double glazed windows to the side and rear aspects

Bedroom One to Front

13' 9" x 10' 2" (4.2m x 3.1m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Two to Front

10' 5" x 9' 6" (3.2m x 2.9m) With double glazed window to front elevation, radiator, useful over stairs storage cupboard and ceiling light point

Re-Fitted Bathroom to Side

7' 6" x 4' 11" (2.3m x 1.5m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Radiator, airing cupboard, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the side elevation

Tenure

We are advised by the vendor that the property is leasehold with approx. 111 years remaining on the lease and a ground rent of approx. £50 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		73
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.