



smarthomes

Old Mill Close

Shirley, Solihull, B90 1EU

- A 70% Shared Ownership Semi Detached Bungalow
- 24/7 Emergency Call System
- Two Bedrooms
- No Upward Chain

70% Shared Ownership

£182,000

EPC Rating 53

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. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



The property is set in a quiet cul-de-sac location, back from the road behind lawned fore gardens and tarmac driveway providing off road parking extending to UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, useful storage cupboard, lighting and obscure glazed wooden door leading through to

Entrance Hallway

With ceiling light point, radiator and doors leading off to



Modern Kitchen to Rear

10' 2" x 8' 2" (3.1m x 2.5m) Being fitted with a range of high gloss wall, drawer and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, Metro style tiling to splashback areas, space for electric cooker, space and plumbing for washing machine, space for fridge freezer, breakfast bar area, wood effect flooring, radiator, ceiling light point and double glazed window to rear



Lounge to Front

13' 5" x 14' 5" (4.1m x 4.4m) With double glazed bay window to front elevation, two radiators, ceiling light point, coving to ceiling, two useful storage cupboards, electric fireplace with wooden surround and door leading through to

Inner Lobby

With ceiling light point and doors leading off to

Wet Room to Rear

6' 2" x 5' 6" (1.9m x 1.7m) Being fitted with a low flush WC, wall mounted wash hand basin and having an open shower area with grab rails, electric shower, floor drain and emergency pull cord, tiling to walls, ladder style radiator, obscure double glazed window to rear, ceiling light point and extractor





Bedroom One to Front

11' 5" x 10' 9" (3.5m x 3.3m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling and fitted wardrobes with mirrored sliding doors

Bedroom Two to Rear

6' 2" x 9' 2" (1.9m x 2.8m) A versatile room with radiator, ceiling light point, window to rear and glazed door leading into

Conservatory

6' 10" x 5' 6" (2.1m x 1.7m) With double glazed windows, polycarbonate roof, wood effect flooring and double glazed door leading out to a paved patio and communal gardens



Tenure

We are advised by the vendor that the property is leasehold and will have a new 60 year lease upon completion with a service charge of approx. £1,952 per annum which includes ground rent and no extra rent payable, 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 | | 83 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 53 | |
| (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.