



smarthomes

Clinton Road

Shirley, Solihull, B90 4RQ

- First Floor Maisonette
- Two Bedrooms
- Modern Kitchen
- No Upward Chain

£200,000

EPC Rating 73

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.



Access to the property is gained via double glazed door to

Lobby

Having built-in meter cupboards and stairs leading to the first floor

Landing

With drop down ladder to loft, built-in cupboard housing an Ideal Instinct combination central heating boiler, central heating radiator and doors leading off to



Lounge to Rear

16' 1" (to window) x 12' 0" (4.9m (to window) x 3.66m) With double glazed window overlooking rear garden, ceiling light and central heating radiator.

Bedroom One to Front

10' 7" x 12' 0" (3.23m x 3.66m) Having double glazed window overlooking fore garden, central heating radiator and ceiling light

Bedroom Two to Front

11' 7" (into alcove) x 12' 4" (max) (3.53m (into alcove) x 3.76m (max) With double glazed window overlooking the fore garden, central heating radiator and ceiling light.



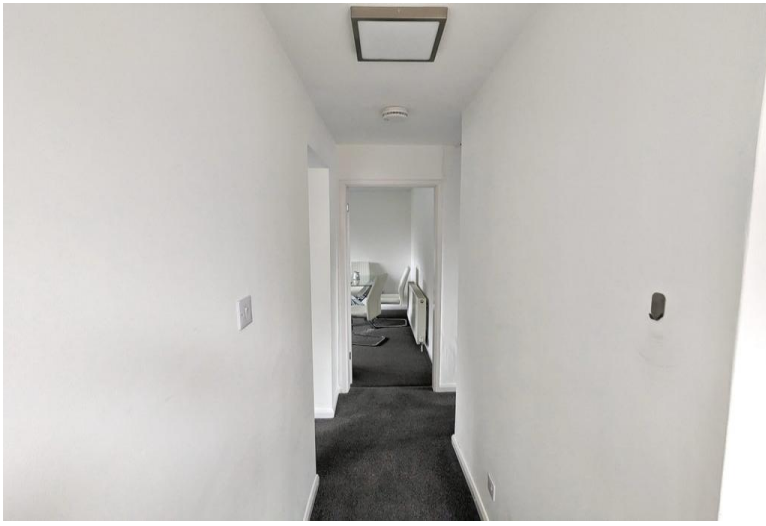
Modern Bathroom to Side

7' 2" (to window) x 6' 0" (2.18m (to window) x 1.83m) Fitted with a white suite comprising P shaped bath with electric Mira Sport shower over and glass shower screen, wash hand basin set on pedestal and close coupled flush wc, chrome heated towel rail, extractor, ceiling light, tiling to all walls and floor and double glazed window to the side



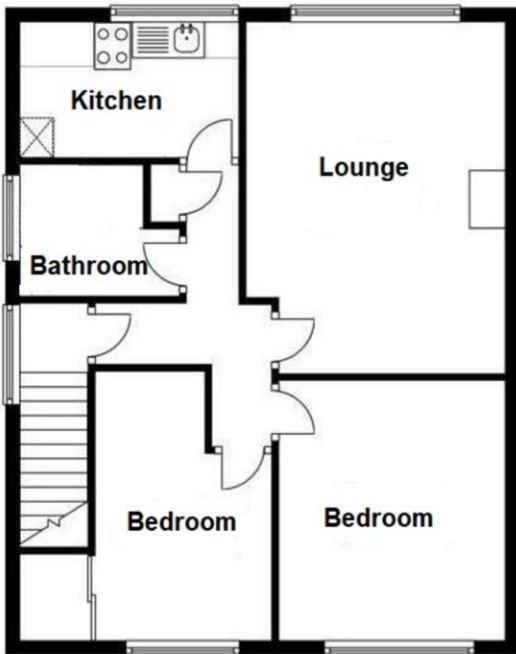
Kitchen to Rear

10' 0" x 6' 4" (to window) (3.05m x 1.93m (to window) Being fitted with a range of a modern high gloss white units with slate effect work surface over with matching upstands and window ledge, having built in electric oven with ceramic hob and extractor over, space for upright fridge freezer, slate effect ceramic tiling, space for built-in washing machine, single drainer sink with mixer tap over, double glazed window to rear garden, central heating radiator and ceiling light.



Tenure

We are advised by the vendor that the property is leasehold with approx. 155 years remaining on the lease and a peppercorn ground rent 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	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.