



smarthomes

Bronte Court

Longmore Road, Shirley, B90 3DL

- A Purpose Built Ground Floor Apartment
- Two Bedrooms
- Spacious Lounge/Diner
- Sun Room

£120,000

EPC Rating TBC

Current Council Tax Band C





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.

The property is accessed via a secure communal entrance door leading into a communal hallway with a further private front door leading into

Entrance Hallway

With ceiling light point, radiator and door leading off to



Spacious Lounge/Diner

18' 3" x 13' (5.56m x 3.96m) With double glazed patio doors leading to communal gardens, wall light points and door to

Sun Room

6' 9" x 3' 10" (2.06m x 1.17m) With a double glazed combination door and window to communal gardens and ceiling light point



Fitted Kitchen

8' 11" x 6' 6" (2.72m x 1.98m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for freestanding gas cooker, space and plumbing for washing machine, tiling to splash back areas, wall mounted gas central heating boiler, ceiling light point and a double glazed window

Inner Hallway

With ceiling light point, bespoke shelving and door to



Bedroom One

12' 9" x 10' 8" (3.89m x 3.25m) With double glazed window, double fitted wardrobe, radiator and wall lighting

Bedroom Two

9' 11" x 8' 6" (3.02m x 2.59m) With double glazed window, double fitted wardrobe, radiator and light point

Bathroom

7' 9" x 5' 6" (2.36m x 1.68m) Being fitted with a white suite comprising of a panelled bath, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, two wall light points and an obscure double glazed window

External

The property further benefits from communal gardens

Tenure

We are advised by the vendor that the property is leasehold with approx. 123 years remaining on the lease, a service charge of approx. £7,500 per annum and no ground rent payable, this charge is subject to 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 - C

