



Green Hill Way, Shirley

Guide Price £110,000





PROPERTY OVERVIEW

Presenting a fantastic opportunity for first time buyers or investors, this recently renovated one-bedroom second floor apartment is now available with NO UPWARD CHAIN. Located within walking distance to local amenities, this property offers a convenient and comfortable lifestyle.

The apartment features a modern fitted kitchen, a spacious living room, a cosy bedroom, and a bathroom. The property also benefits from access to communal gardens, providing residents with a peaceful outdoor retreat.

Additionally, off-road unallocated parking ensures that residents always have a place to park their vehicles securely. With its prime location and recent updates, this apartment represents an excellent investment opportunity for those looking to step onto the property ladder or expand their portfolio. Don't miss out on the chance to make this stylish and conveniently located apartment your new home.





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: A

Tenure: Leasehold

- One Bedroom Second Floor Apartment
- NO UPWARD CHAIN
- Ideal For First Time Buyers Or Investors
- Walking Distance To Local Amenities
- Fitted Kitchen
- Spacious Living Room
- Double Bedroom
- Off Road Unallocated Parking

**HALL****KITCHEN**

9' 4" x 8' 4" (2.85m x 2.55m)

LIVING ROOM

13' 7" x 13' 1" (4.15m x 4.00m)

BEDROOM

13' 1" x 9' 10" (4.00m x 3.00m)

BATHROOM

7' 10" x 4' 10" (2.39m x 1.48m)

TOTAL SQUARE FOOTAGE

Total floor area: 48.0 sq.m. = 517 sq.ft. approx.

OUTSIDE THE PROPERTY**COMMUNAL GARDENS****OFF-ROAD UNALLOCATED PARKING****ITEMS INCLUDED IN SALE**

Free standing cooker, integrated hob, extractor, fridge, freezer, all carpets and all light fittings.

ADDITIONAL INFORMATION

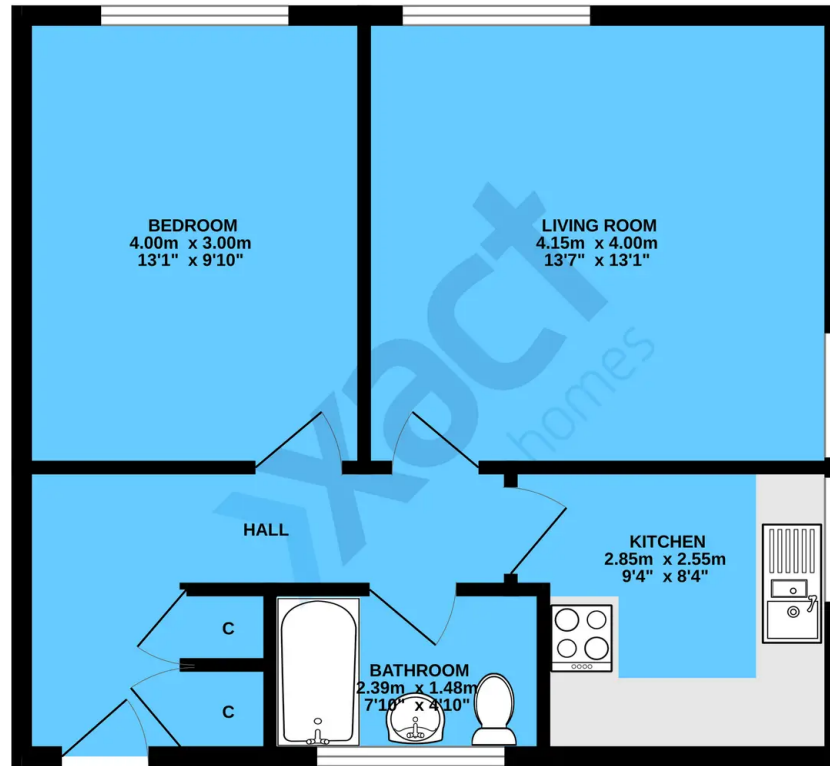
Services - mains gas, electricity and mains sewers.
Service charge - £572 (pa).

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.



2ND FLOOR



TOTAL FLOOR AREA: 48.0 sq.m. (517 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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