



smarthomes

## Lambcote Close

Shirley, Solihull, B90 1NS

- A Ground Floor Duplex Maisonette
- Three Bedrooms
- Re-Fitted Kitchen & Bathroom
- No Upward Chain

**£100,000**

EPC Rating 75

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.





The property is set back from the road behind a paved path and access is gained via double glazed front door leading into the

#### **Entrance Hallway**

With ceiling light point, wall mounted central heating radiator, stairs leading to first floor accommodation and door leading through to

#### **Lounge to Front**

12' 0" x 15' 3" (3.66m x 4.65m) With two ceiling light points, central heating central heating radiator, two double glazed windows to front and side elevations, fire surround with hearth, door to useful under-stairs storage cupboard and door leading into



#### **Breakfast Room to Rear**

10' 0" x 7' 8" (3.05m x 2.34m) With ceiling light point, central heating radiator, double glazed window to rear, double glazed door leading out to the communal gardens and square arched opening to

#### **Re-Fitted Kitchen to Rear**

9' 11" x 7' 6" (3.02m x 2.29m) Being fitted with a range of matching wall and base units, complementary work surface incorporating single bowl drainer sink unit with mixer taps over, tiling to splash prone areas, built-in electric oven with ceramic hob over and extractor, space for fridge, space for washing machine, double glazed window to rear elevation, tiling to flooring and cupboard housing Worcester combination central heating boiler



#### **Accommodation On The First Floor**

##### **Landing**

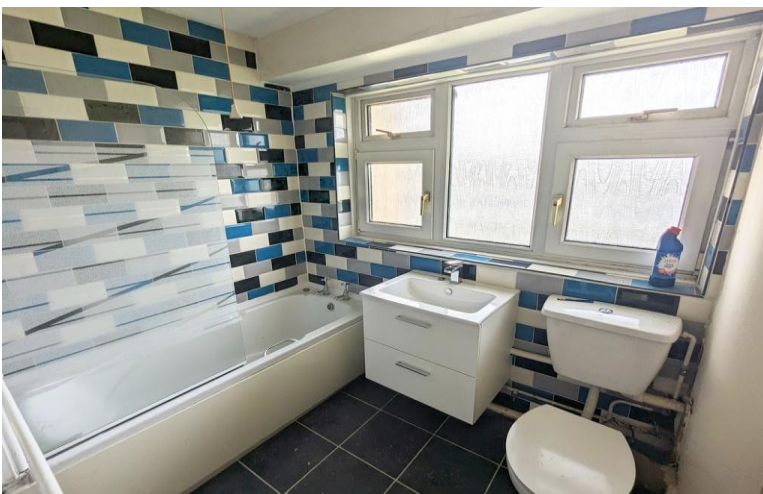
With ceiling light point and doors radiating off to

##### **Bedroom One to Front**

15' 3" x 8' 11" (4.65m x 2.72m) With double glazed windows to front and side elevations, central heating radiator and ceiling light point

##### **Bedroom Two to Front**

6' 2" x 11' 5" (1.88m x 3.48m) With ceiling light point, central heating radiator, door to useful over-stairs storage cupboard and double glazed window to front elevation







**Bedroom Three to Rear**

10' 0" (max) x 9' 0" (max) (3.05m x 2.74m) With double glazed window to rear elevation, central heating radiator, ceiling light point and built-in storage cupboard

**Re-Fitted Family Bathroom to Rear**

7' 11" x 5' 8" (2.41m x 1.73m) Being fitted with a three piece white suite comprising panelled bath with a shower mixer over and glazed screen, low level WC and wash hand basin in wall slung vanity unit, tiling to water prone areas, tiling to floor, obscure double glazed windows to rear elevation, wall mounted central heating radiator and ceiling light point

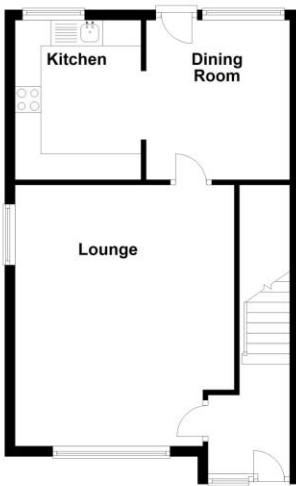
**Garage**

The garage is situated in a separate block and is the last one on the left hand side

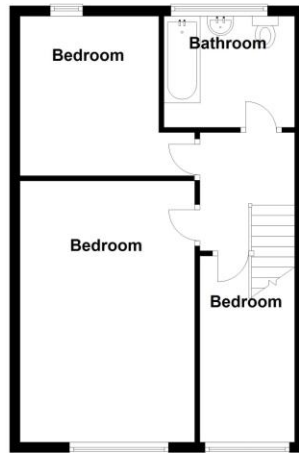
**Tenure**

We are advised by the vendor that the property is leasehold with approx. 99 years remaining on the lease and a combined ground rent and serviced charge of approx. £2,200 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - B

Ground Floor



First Floor



Total area: approx. 88.6 sq. metres (953.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Salihull  
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.