



smarthomes

High Street

Shirley, Solihull, B90 1HB

- A Well Presented First Floor Maisonette
- Two Double Bedrooms
- Lounge Diner
- Good Size South Facing Rear Garden
- Garage & Parking To Rear

£175,000

EPC Rating 76

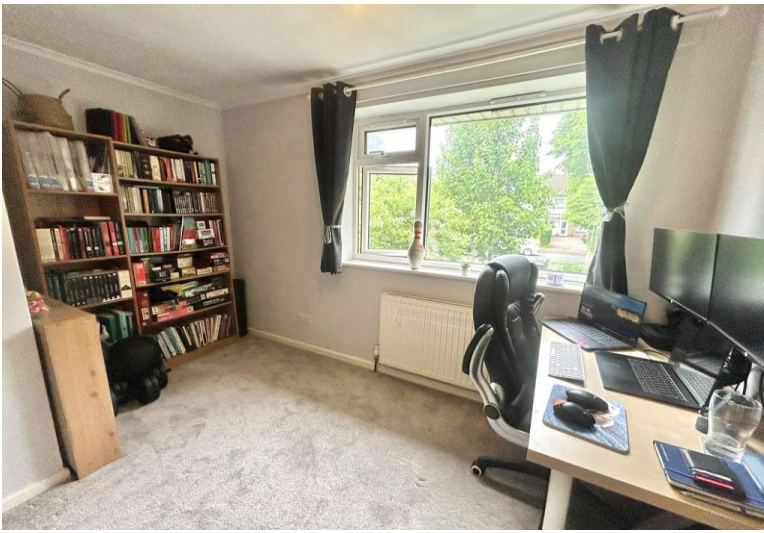
Current Council Tax Band B





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 lawned fore garden and paved pathway extending to UPVC double glazed door leading through to staircase to this first floor maisonette

Private Entrance Hall

With ceiling light point, obscure double glazed window to side, radiator, access to partly boarded loft space with ladder and doors leading off to



Lounge Diner to Rear

15' 9" x 12' 0" (4.8m x 3.66m) With dado rail, coving to ceiling, two ceiling light points, radiator, double glazed window to rear elevation and electric stone effect fire with granite hearth and wooden surround



Kitchen to Rear

9' 10" x 6' 6" (3m x 1.98m) Being fitted with a range of wall and base units incorporating display shelving with complementary work surfaces, sink and drainer unit, tiling to splashback areas, space for cooker with extractor canopy over, space and plumbing for washing machine, space for fridge freezer, radiator, spot lights to ceiling and double glazed window to rear

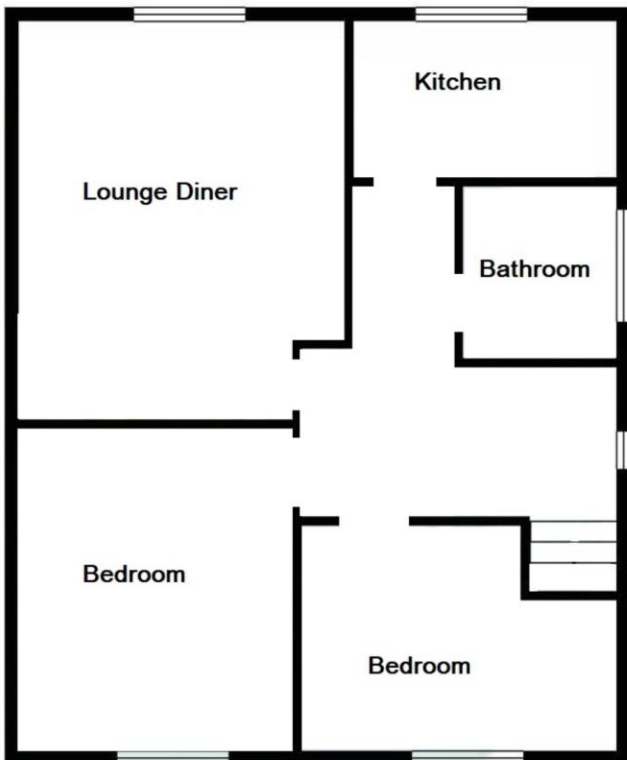
Bedroom One to Front

12' 5" x 10' 8" (3.78m x 3.25m) With double glazed window to front elevation, radiator, ceiling light point and power points with USB connection



Bedroom Two to Front

11' 3" x 9' 4" (3.43m x 2.84m) With double glazed window to front elevation, radiator and ceiling light point



Modern Bathroom

Being fitted with a three piece white suite comprising; tiled panelled bath with shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to walls and floor, obscure double glazed window to side, ladder style radiator, extractor and spot lights to ceiling

Good Size South Facing Rear Garden

Being mainly laid to lawn with hard-standing for shed or Summer house and fencing to boundaries

Garage

Being brick built and situated in a separate block with up and over garage door and parking to front

Tenure

We are advised by the vendor that the property is leasehold with approx. 127 years remaining on the lease and a ground rent of approx. £125 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 Vendor. Current council tax band - B

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

316 Stratford Road
Shirley
Soliuhll
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.