



smarthomes

Stratford Road

Shirley, Solihull, B90 3NB

- A Refurbished One Double Bedroom Ground Floor Maisonette
- Re-Fitted Kitchen & Re-Fitted Bathroom
- No Upward Chain
- Extended Lease Upon Completion

£149,000

EPC Rating 56

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 with paved pathway leading to



Lobby

With ceramic tiling to floor, store cupboard and door leading off to

Lounge Diner to Front

16' 11" x 10' 5" (5.16m x 3.18m) With double glazed window to front elevation, two ceiling light points, wall mounted electric heater and opening to



Re-Fitted Kitchen to Front

9' 11" x 6' 2" (3.02m x 1.88m) Being fitted with a range of base and matching wall units with complementary work surfaces over, sink and drainer unit with mixer tap, tiling to splashback areas, plumbing for a washing machine, plumbing for a dishwasher, integrated oven and four ring ceramic hob with combination light and extractor over, fridge freezer, spot lights to ceiling, tiled flooring and double glazed window to front

Bedroom to Rear

13' 3" x 10' 10" (4.04m x 3.3m) With double glazed window to rear elevation, built-in wardrobes, built-in bed with storage beneath, ceiling light point and wall mounted electric heater.

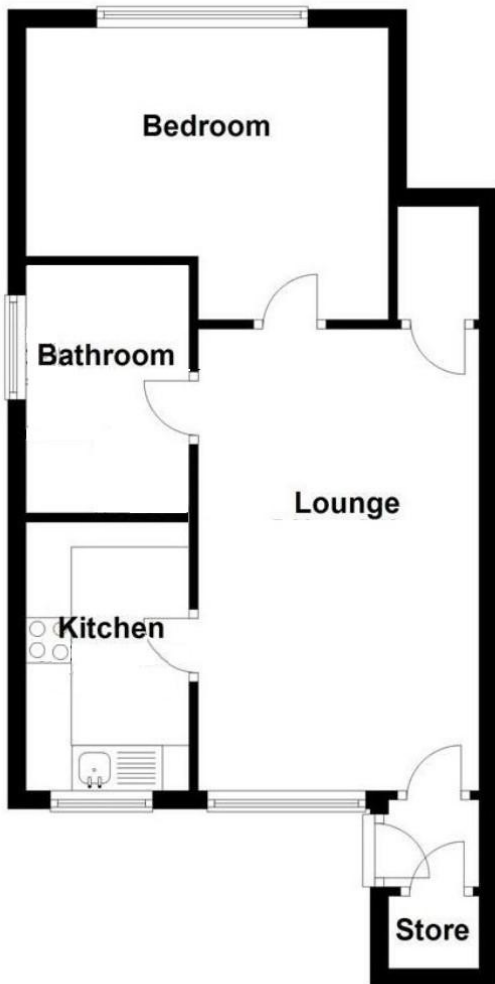
Re-Fitted Bathroom to Side

Being re-fitted with a four piece white suite comprising; fully tiled shower enclosure with thermostatic shower over, low level WC, pedestal wash hand basin and panelled bath with waterfall mixer tap, complementary tiling to water prone areas, obscure double glazed window to side and ceiling light point.

Tenure

We are advised by the vendor that the property is leasehold with approx. 57 years remaining on the lease, a service charge of approx. £637.36 per annum and a ground rent of approx. £75.00 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

Please note, upon completion the lease will be extended to 990 years



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		