



smarthomes

Mansard House, Newborough Road

Shirley, Solihull, B90 2HA

- Spacious Ground Floor Apartment
- Two Double Bedrooms
- Recently Refurbished
- Re-Fitted Kitchen & Re-Fitted Bathroom

Offers Over £149,950

EPC Rating 'TBC'





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping the new Park Gate development is 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 super stores like Waitrose, Asda, Sainsburys, Morrisons 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 Lighthall Secondary School, Tudor Grange Academy, Our Lady of the Wayside Catholic School, St James' School and Blossomfield Primary School to name but a few and commuters are particularly well serviced with regular bus and train links to these destinations.



The property is situated in a purpose built block and is accessed via a secure intercom door leading into

Communal Entrance Hall

With allocated store cupboard and door leading into

Entrance Hall

With part-ceramic tiling to threshold leading to engineered oak flooring, inset down-lighters, wall mounted anti-condensation unit, electric panel heater and colonial panel door with brushed stainless steel effect furnishings leading off to

Spacious Lounge

18' 12" x 11' 7" (5.79m x 3.53m) With two double glazed casement windows to the front elevation, coving to ceiling, wall mounted panel heater, wall mounted electrical trip switch fuse board and floating electric fire with oak effect shelving



Kitchen

10' 2" x 8' 9" (3.1m x 2.67m) Having re-fitted Shaker style base and wall units with integrated appliances including BEKO oven and four ring ceramic hob set below combination light and extractor with brushed stainless steel effect splash-back and roll-top work-surfaces with upstand, double glazed casement window to the rear elevation, hot and cold plumbing for an automatic washing machine, one and a half stainless steel sink and drainer unit with mixer tap and wall mounted electrical trip switch fuse board,



Master Bedroom

15' 3" x 10' 5" (Into Wardrobe) (4.65m x 3.18m) Fitted with a range of bespoke fitted furniture with top boxes, double wardrobes, dressing table and drawers. Double glazed window to the front elevation and double glazed window to the side elevation, ceiling light point, coving to the ceiling, wall mounted panel heater and colonial panel door with brushed stainless steel effect furnishings leading to built-in store cupboard.

Bedroom Two

9' 12" x 13' 5" (3.05m x 4.09m) Having a double glazed casement window to the rear elevation, wall mounted panel heater and ceiling light point.





Bathroom

Fitted with a white suite comprising of tiled panelled bath with Triton Alicante shower over, close coupled WC and pedestal wash hand basin, wall mounted heated towel rail, complementary tiling to water-prone areas and inset decorative tiled border.

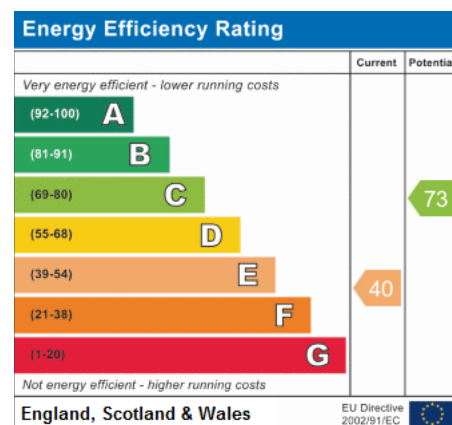
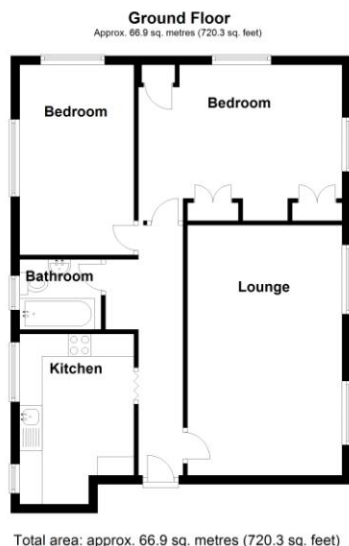
Garage

The garage is situated in a separate block having up-and-over timber garage door and being brick-built.



Tenure

We are advised by the vendor that the property is leasehold with approx. 954 years remaining on the lease upon completion and a service charge of approx. £150.00 per quarter but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements.