



smarthomes

Nethercote Gardens

Shirley, Solihull, B90 1BH

- A Spacious Three Bedroom End Terrace Property
- Lounge & Kitchen Diner
- Private Rear Garden
- No Upward Chain

Offers Over

£199,950

EPC Rating '63'





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 set back from the road with a communal lawned area to front with views of mature trees and paved pathway extending to UPVC double glazed front door leading through to

Entrance Hall

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



Lounge to Front

14' 9" x 11' 9" (4.5m x 3.6m) With UPVC double glazed window to front elevation, ceiling light point, wall mounted radiator and door to

Kitchen Diner to Rear

15' 1" x 11' 1" (4.6m x 3.4m) Being fitted with a range of light beech effect wall, drawer and base units with roll top laminate surface incorporating sink and drainer unit, space for gas cooker and fridge freezer, tiling to splash back areas, wall mounted Worcester central heating boiler, wall mounted radiator, plumbing for washing machine, under stairs storage cupboard, UPVC double glazed window to rear elevation and double glazed French doors leading to rear garden



Accommodation on the First Floor

Landing

With access to loft space, airing cupboard and doors off to

Bedroom One to Front

With UPVC double glazed window to front elevation, ceiling light point, two built in cupboards and wall mounted radiator

Bedroom Two to Rear

10' 5" x 8' 2" (3.2m x 2.5m) With UPVC double glazed window to rear elevation, wall mounted radiator, built in cupboard and ceiling light point





Bedroom Three to Front

6' 2" x 9' 6" (1.9m x 2.9m) With UPVC double glazed window to front elevation, wall mounted radiator, over-stairs storage cupboard and ceiling light point

Family Bathroom to Rear

7' 2" x 6' 2" (2.2m x 1.9m) Being fitted with a three piece white suite comprising panelled bath with electric Triton shower over, pedestal wash hand basin and low flush WC, aqua panelling to water prone areas, ceiling light point, wall mounted radiator and obscure double glazed window to rear elevation

Rear Garden

Being mainly laid to lawn with crazy paved patio area, fencing and hedging to boundaries and shingled area to side with side gate access

Tenure

We are advised by the vendor that the property is freehold, 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

