



smarthomes

Sansome Road

Shirley, Solihull, B90 2BP

- A Well Presented Two Bedroom First Floor Maisonette
- Refitted Kitchen & Bathroom
- Garage & Garden
- No Upward Chain

£154,999

EPC Rating '70'





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 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, St James School which is part of the Tudor Grange



Academy and Our Lady of the Wayside Catholic School, Blossomfield Primary School to name but a few. Commuters are particularly well serviced with regular bus and train links to these destinations.

The property is set back from the road behind a lawned fore garden and is accessed via UPVC double glazed door which leads through to



Entrance Hall

With stairs leading to the first floor with access to large boarded loft space suitable for storage, ceiling light point, ceiling smoke alarm and doors radiating off to

Refitted Kitchen to Rear

5' 11" x 7' 9" (1.8 x 2.36) With a range of fitted base units and matching wall units, inset Diplomat oven, four ring electric hob set below combination light and extractor, space and plumbing for washing machine, ceramic tiling to floor and UPVC double glazed window to rear elevation



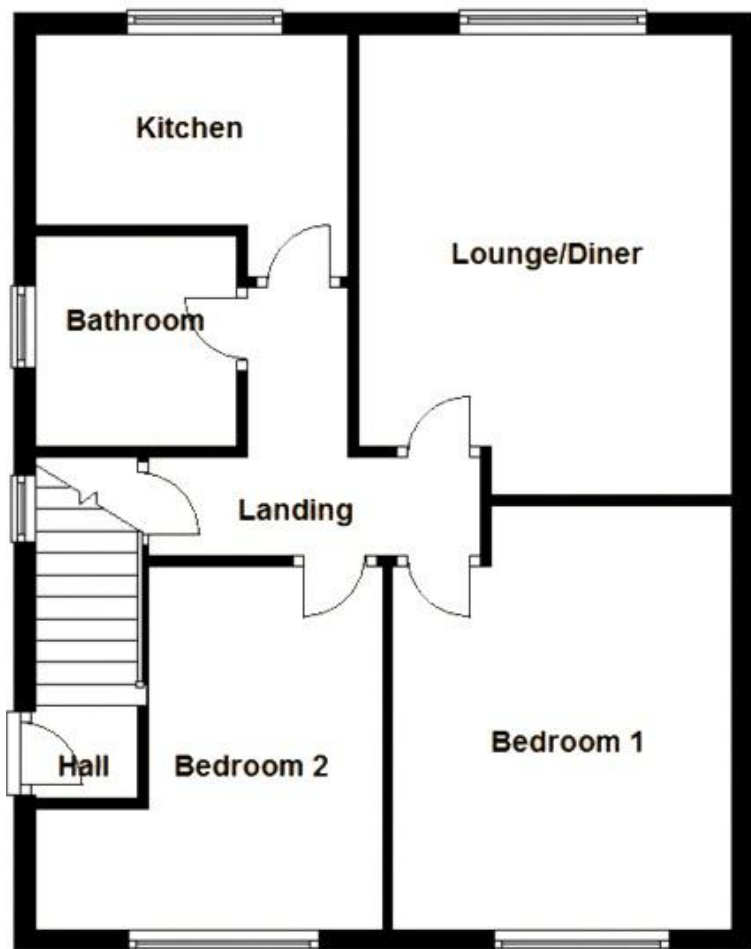
Lounge to Rear

14' 5" x 12' 0" (4.39 x 3.66) With double glazed window to rear elevation, feature painted brick fire surround, ceiling light point, coving to ceiling and wall mounted radiator

Bedroom One to Front

13' 4" x 10' 10" (4.06 x 3.3) With double glazed window to front elevation, wall mounted radiator and ceiling light point

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Bedroom Two to Front

11' 10" max x 10' 9" max (3.61 x 3.28) With double glazed window to front elevation, wall mounted radiator, ceiling light point and stripped timber effect floor covering

Bathroom

Being fitted with a three piece white suite comprising panelled bath with a Triton T80si shower over, low level WC and pedestal wash hand basin, stone effect tiling to floor and stone effect tiling to walls with decorative tiled border

Rear Garden

Being mainly laid to lawn with paved patio terrace, fencing to boundaries and timber built potting shed

Tenure

We are advised by the vendor that the property is leasehold with approx. 82 years remaining on the lease and a ground rent of approx. £100 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.