



Nethercote Gardens

Shirley, Solihull, B90 1BH

- A Well Presented End of Terrace Property
- Three Bedrooms
- Through Lounge/Diner
- Conservatory

Offers Over

£210,000

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 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 behind a lawned area with a paved path leading to a UPVC double glazed entrance door with frosted panels and matching side windows leading through to

Enclosed Porch

With laminate flooring and UPVC double glazed door leading through to

Entrance Hallway

With laminate flooring, radiator, stairs leading to the first floor accommodation, coving to ceiling and doors radiating off to



Through Lounge/Diner

26' 3" x 11' 11" (8m x 3.63m) With a UPVC double glazed window to front elevation, laminate flooring, coving to ceiling, two radiators, Adam style fireplace surround with marble hearth and backdrop, sliding patio doors leading to conservatory and door leading through into

Kitchen to Rear

7' 2" x 7' 2" (2.18m x 2.18m) Being fitted with a range of wall, drawer and base units with roll top work surface, sink and drainer unit with mixer tap, space and plumbing for washing machine, integrated electric oven, four ring gas hob with extractor over, complementary tiling to water prone areas, under stairs storage cupboard, radiator, UPVC double glazed window to rear elevation and ceiling light point



Conservatory

8' 10" x 8' 5" (2.69m x 2.57m) With wood effect floor coverings, polycarbonate roof, wall light point and UPVC double glazed French doors leading to private rear garden



Landing

With loft hatch, airing cupboard housing the Worcester Bosch combination boiler and doors radiating off to

Bedroom One to Front

13' 1" x 8' 5" (3.99m x 2.57m) With UPVC double glazed window to front elevation, ceiling light point, radiator and fitted wardrobes with over the bed storage and bedside cabinets

Bedroom Two to Rear

10' 8" x 8' 5" (3.25m x 2.57m) With UPVC double glazed window to rear elevation, ceiling light point, radiator and coving to ceiling

Bedroom Three to Front

9' 9" x 6' 5" (2.97m x 1.96m) With UPVC double glazed window to front elevation, ceiling light point, radiator and built in storage cupboard

Family bathroom to Rear

7' 6" x 6' 5" (2.29m x 1.96m) Being fitted with a three piece white suite comprising of W.C, pedestal wash hand basin and a panelled bath with thermostatic shower over. Tiling to water prone areas, coving to ceiling, radiator and frosted UPVC double glazed window to rear elevation

Rear Garden

Having a decked patio area, laid lawn, panelled fencing to sides and rear, gate with access to front of property, cold water tap and external power points

Tenure

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

