



Nethercote Gardens

Shirley, Solihull, B90 1BJ

- An Extremely Well Presented End Terrace Property
- Three Bedrooms
- Attractive Lounge & Conservatory
- Open Plan Dining Kitchen

Offers Over £220,000

EPC Rating '64'





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 fore garden with a variety of mature shrubs and bushes and pathway extending to UPVC double glazed front door leading into

Entrance Hallway

With tiled flooring, stairs leading to the first floor accommodation, radiator, ceiling light point and door leading into

Attractive Lounge to Front

14' 5" x 11' 9" (4.39m x 3.6m) With UPVC double glazed window to front elevation, radiator, electric fire with marble hearth and wooden surround, coving to ceiling, two ceiling light points, laminate flooring and French doors leading through to



Open Plan Dining Kitchen to Rear

15' 1" x 10' 5" (4.6m x 3.2m) Being fitted with a range of wall, drawer and base units, work surfaces incorporating sink and drainer unit with mixer tap, four ring induction hob with electric oven beneath and extractor hood over, space and plumbing for washing machine and dishwasher, space for a tumble dryer and fridge freezer, UPVC double glazed window to rear, tiling to splash back areas, tiled flooring, pantry cupboard under stairs housing Worcester Bosch boiler and electric consumer board, radiator, spotlights, two ceiling light points and UPVC double glazed sliding patio doors leading through to



Conservatory

9' 6" x 9' 2" (2.9m x 2.8m) With UPVC double glazed French doors leading out to the rear garden, polycarbonate roof, ceiling light and fan, tiled flooring and radiator

Accommodation on the First Floor

Landing

With loft access, ceiling light and doors leading off to

Bedroom One to Front

12' 9" x 8' 2" (3.9 m x 2.5m) With UPVC double glazed window to front elevation, radiator, built in wardrobe with mirrored sliding doors and ceiling light and fan



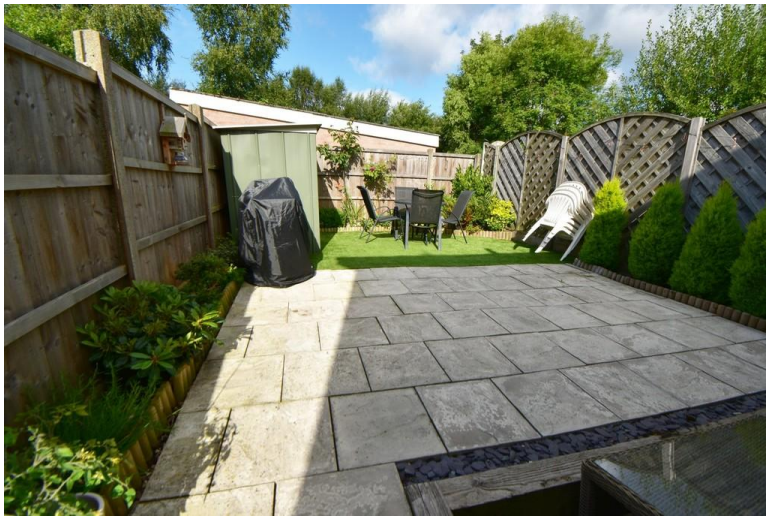


Bedroom Two to Rear

10' 9" x 8' 2" (3.3m x 2.5m) With UPVC double glazed window to rear elevation, radiator, storage cupboard and ceiling light point

Bedroom Three to Front

9' 10" x 6' 2" (3.0m x 1.9m) Currently being utilised as an office space and dressing area with UPVC double glazed window to front elevation, radiator, laminate flooring, over stairs storage cupboard and ceiling light point



Family Shower Room to Rear

7' 6" x 6' 2" (2.3m x 1.9m) Being fitted with a modern three piece white suite comprising shower cubical with sliding doors and rain cloud shower, low flush WC and vanity wash hand basin with storage cupboards, obscure UPVC double glazed window to rear elevation, tiling to splash back areas, tiled flooring, heated towel rail, extractor fan and spotlights to ceiling

Private Rear Garden

With paved patio, shrub borders, aluminium framed shed, outside tap, astro turfed lawn area and panelled fencing to sides and rear

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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	