



smarthomes

## Northbrook Court

Northbrook Road, Shirley, B90 3NP

- A Second Floor Apartment Requiring Refurbishment
- Two Double Bedrooms
- Lounge
- Kitchen

**Guide Price £87,000**

EPC Rating '65'







## 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 behind lawned fore gardens with a paved path leading to a secure access door. There is access to well maintained communal rear gardens and stairs leading to the second floor with a wooden front door leading to



### **Hallway**

With a double glazed window overlooking rear communal gardens, intercom system, ceiling light point, storage cupboard and door leading to

### **Lounge**

15' 8" x 12' 9" (4.8m x 3.9m) With double glazed casement window overlooking nature reserve, warm air heating duct and three wall light points



### **Kitchen**

10' 9" x 6' 10" (3.3m x 2.1m) Fitted with a range of wall and base units with a work surface over incorporating a sink and drainer unit. Space for gas cooker, UPVC double glazed window to rear, tiling to half height, cupboard housing warm air heating system and ceiling light point



### **Bedroom One**

12' 9" x 11' 9" (3.9m x 3.6m) With UPVC double glazed casement window, fitted wardrobes and ceiling light point

### **Bedroom Two**

10' 9" x 8' 6" (3.3m x 2.6m) With UPVC double glazed casement window, fitted cupboards and ceiling light point

**Bathroom**

8' 2" x 7' 6" (2.5m x 2.3m) Being fitted with a lightly coloured suite comprising panelled bath, low flush W.C and vanity wash hand basin. Two obscure UPVC double glazed windows, airing cupboard, electric wall heater, tiling to splash back areas and ceiling light point

**Garage**

There is a brick built garage en-bloc and further communal parking

**Tenure**

We are advised by the vendor that the property is leasehold with approx. TBC years remaining on the lease, a service charge of approx. £TBC per annum and a ground rent of approx. £TBC 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 Nigel Hodges

