



smarthomes

## Trinity Way

Shirley, Solihull, B90 3FF

- A Modern End-Terrace Property
- Benefiting from Approx. 5 Years Remaining on the NHBC Guarantee
- Situated in a Gated Development Close to Parkgate Shopping Centre
- Two Good Size Bedrooms

**£254,750**

EPC Rating '84'





## 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 within a secure gated development and is set back behind two block paved parking spaces with a block paved pathway leading to a double glazed front door leading into

### **Entrance Hallway**

With stairs rising to first floor, tiled flooring, ceiling spot lights, radiator and solid oak doors leading to kitchen, lounge and downstairs W.C



### **Guest Cloakroom**

Being fitted with a low level W.C, vanity wash hand basin, radiator and Porcelanosa tiling to floor and half height

### **Modern Kitchen to Front**

11' x 6' 6" (3.35m x 1.98m) Being fitted with a modern range of high gloss wall and base units with a granite work surface over incorporating a one and a half sink unit drainer and mixer tap, further incorporating a 5 ring gas hob with electric oven below and extractor hood over. Integrated dishwasher, integrated washer/dryer, integrated fridge/freezer, double glazed window to front, radiator, tiling to floor and ceiling spot lights



### **Lounge/Diner to Rear**

15' 10" x 13' 7" (4.83m x 4.14m) With a double glazed window and door to rear garden, solid Oak door to under stairs cupboard, radiator and ceiling light point

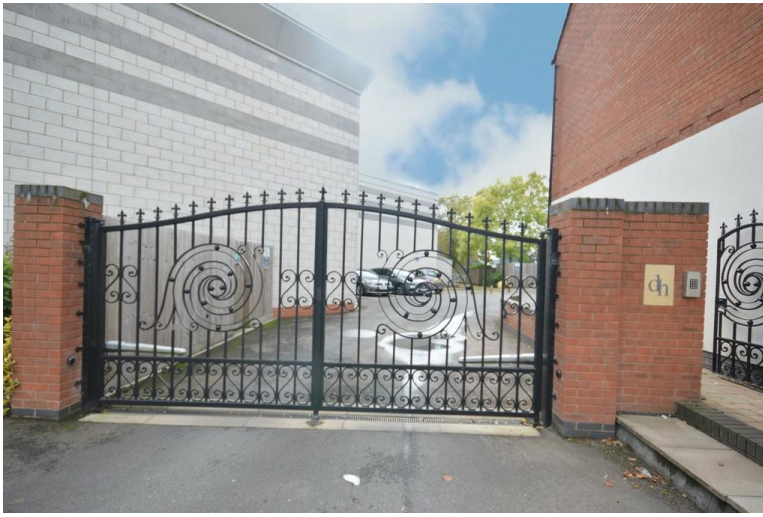
### **Landing**

With loft access, ceiling light point and solid Oak door to

### **Bedroom One to Rear**

13' 9" x 10' 10" (4.19m x 3.3m) With a double glazed window to rear, radiator, built in cupboard and ceiling light point





### Bedroom Two to Front

13' 11" x 8' 8" (4.24m x 2.64m) With a double glazed window to front, ceiling light point and radiator

### Modern Family Bathroom

7' 5" x 5' 10" (2.26m x 1.78m) Being fitted with a modern white suite comprising of a panelled bath with shower over, low level W.C and vanity wash hand basin.

Porcelanosa tiling to full height, ceiling spot lights and radiator

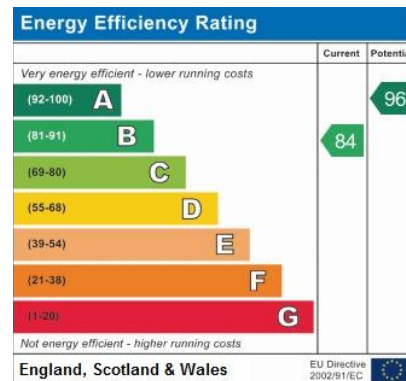


### Rear Garden

Being mainly laid to lawn with a paved patio area, fencing to all sides and gated side access

### Tenure

We are advised by the vendor that the property is leasehold with approx. 120 years remaining on the lease, a service charge of approx. £360 per annum and a ground rent of approx. £200 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



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements