



smarthomes

Cornerways

High Street, Shirley , B90 1HA

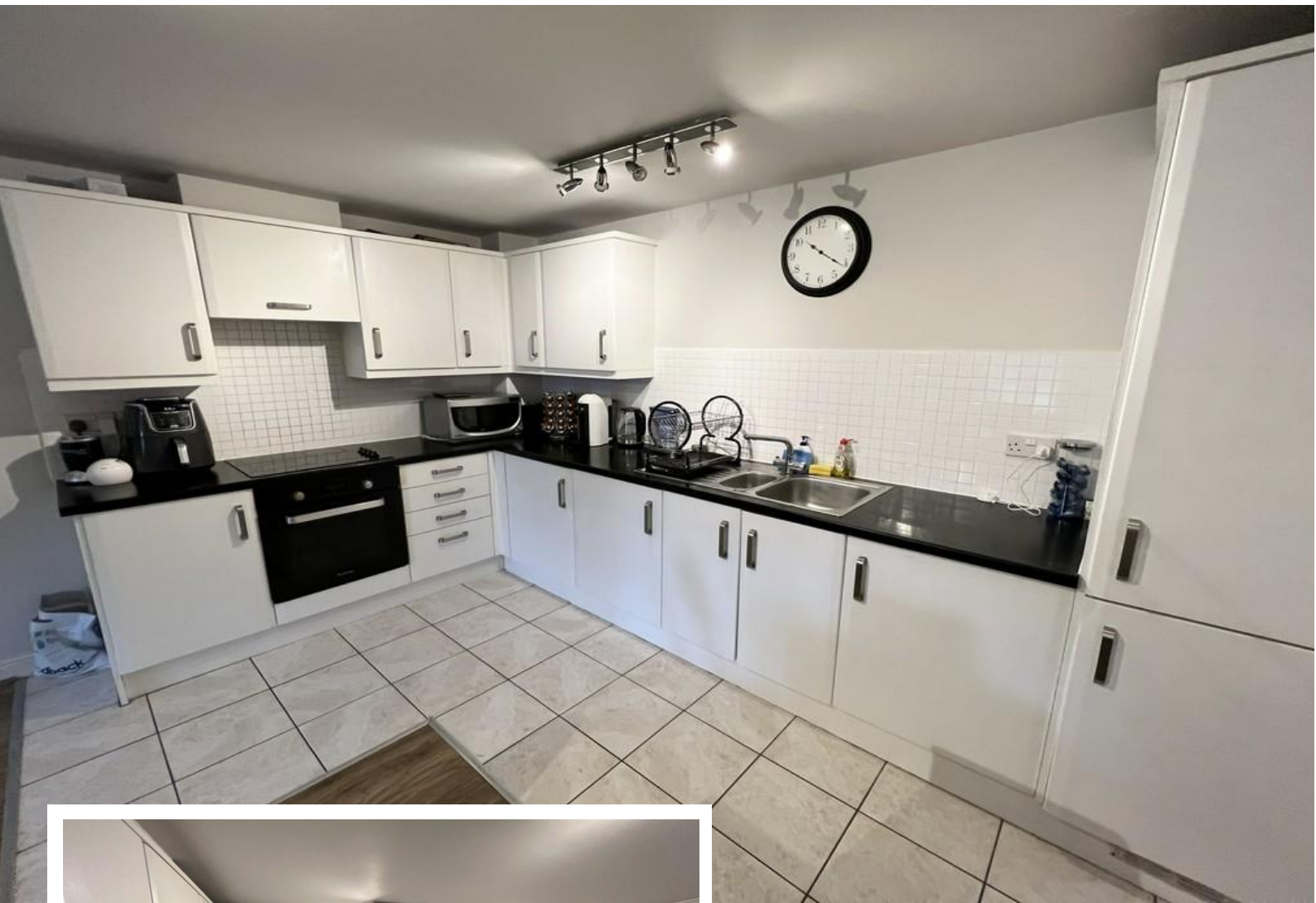
- A Modern Spacious Ground Floor Apartment
- Two Bedrooms
- Master En-Suite Shower Room
- Open Plan Lounge/Kitchen/Diner

£170,000

EPC Rating - 77

Current Council Tax Band - B





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 apartment is set back from the road behind well maintained communal gardens with automated gates giving access to communal parking and a double glazed door leading into communal entrance hall with door leading into

Entrance Hall

With ceiling light point, coving to ceiling, wall mounted alarm control panel, wall mounted Economy Seven heater and panelled doors with chrome effect furnishings radiating off to



Superb Open Plan Lounge/Dining/Kitchen

22' 3" x 12' 11" (6.78m x 3.94m) Being fitted with a range of wall and base units with a complimentary roll edge work surface incorporating one and a half bowl single drainer sink unit with mixer tap over, further incorporating a four ring ceramic hob with oven beneath and a combination light and extractor hood over. Integrated fridge/freezer, integrated washing machine, complimentary tiling to water prone areas, tiling and stripped timber effect flooring, wall mounted Economy Seven heater, ceiling light points, coving to ceiling and double glazed French doors to front elevation



Master Bedroom to Front

13' 3" x 10' 1" (4.04m x 3.07m) With double glazed French doors leading to front communal gardens, wall mounted panel heater, fitted wardrobes and door leading into



En-Suite Shower Room

5' 9" x 5' 7" (1.75m x 1.7m) Being fitted with a modern white suite comprising a corner shower enclosure, low level W.C and pedestal wash hand basin. Chrome effect heated towel rail, tiling to splash prone areas and ceiling light point



Bedroom Two to Rear

12' 11" x 6' 5" (3.94m x 1.96m) With double glazed French doors leading out to rear communal gardens, ceiling light point and wall mounted electric panel heater

Family Bathroom

6' 9" x 5' 6" (2.06m x 1.68m) Being fitted with a modern three piece white suite comprising low level W.C, pedestal wash hand basin and panelled bath with shower attachment. Complimentary tiling to water prone areas, obscure double glazed window, ceiling light point and a wall mounted electric heater

External

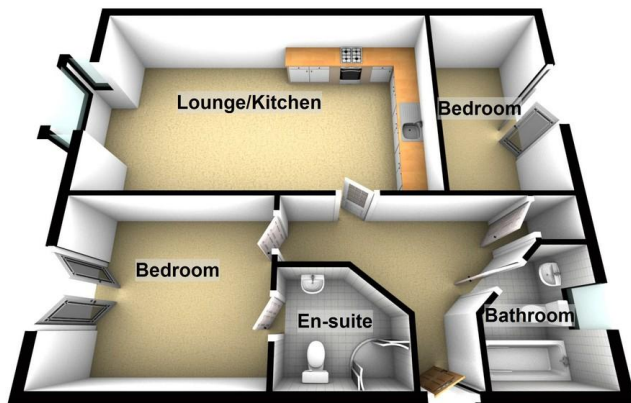
There is a secure allocated parking space, visitors parking and access to well maintained communal gardens

Tenure

We are advised by the vendor that the property is leasehold with approx. 131 years remaining on the lease, a service charge of approx. £2,100 per annum and a ground rent of approx. £150 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. Council tax band B

Ground Floor

Approx. 68.1 sq. metres (733.1 sq. feet)



Total area: approx. 68.1 sq. metres (733.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	80
(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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and 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 are advised to recheck the measurements.