



smarthomes

Lichfield Court

High Street, Shirley, B90 1EY

- A Refurbished Two Double Bedroom Second Floor Apartment
- Spacious Lounge Diner, Re-Fitted Kitchen & Bathroom
- Garage In Separate Block
- No Upward Chain

Offers Over

£138,000

EPC Rating '37'





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 behind communal gardens with secure communal entrance leading through to stairs to all floors with this second floor apartment being entered via wooden front door with obscure glazed insert leading through to

Hallway

With useful storage cupboard housing electric consumer board, spot lights to ceiling, radiator and doors leading off to



Spacious Lounge Diner to Rear

16' 8" x 10' 9" (5.1m x 3.3m) With UPVC double glazed window to rear elevation, radiator, two ceiling light points, electric fire with wooden surround and television aerial point

Re-Fitted Kitchen to Rear

13' 9" x 7' 6" (4.2m x 2.3m) Being re-fitted with a range of wall, drawer and base units incorporating glazed display cabinets and pan drawers, roll top laminate work surfaces, feature composite sink and drainer unit with mixer tap, complementary tiling to splashback areas, five ring gas hob with extractor canopy over, inset eye-level AEG double oven and grill, integrated fridge and freezer, space and plumbing for dishwasher, ceiling light point, tiled flooring, UPVC double glazed window to rear elevation, radiator and opening to



Utility Area

7' 10" x 4' 7" (2.4m x 1.4m) With obscure UPVC double glazed window to side, radiator, wall, drawer and base units with roll top laminate work surface, wall mounted Mian central heating boiler, space and plumbing for washing machine, tiled flooring and ceiling light point



Bedroom One to Front

15' 5" x 10' 2" (4.7m x 3.1m) With UPVC double glazed window to front elevation, radiator and ceiling light point



Bedroom Two to Front

9' 2" x 7' 10" (2.8m x 2.4m) With UPVC double glazed window to front elevation, radiator and ceiling light point

Modern Re-Fitted Bathroom

7' 6" x 4' 11" (2.3m x 1.5m) Being re-fitted with a three piece white suite comprising panelled bath with mixer tap, shower attachment and glazed screen, low flush WC and vanity wash hand basin, complementary tiling to walls, chrome ladder style radiator, tiling to floor, spot lights to ceiling and extractor fan



Communal Gardens

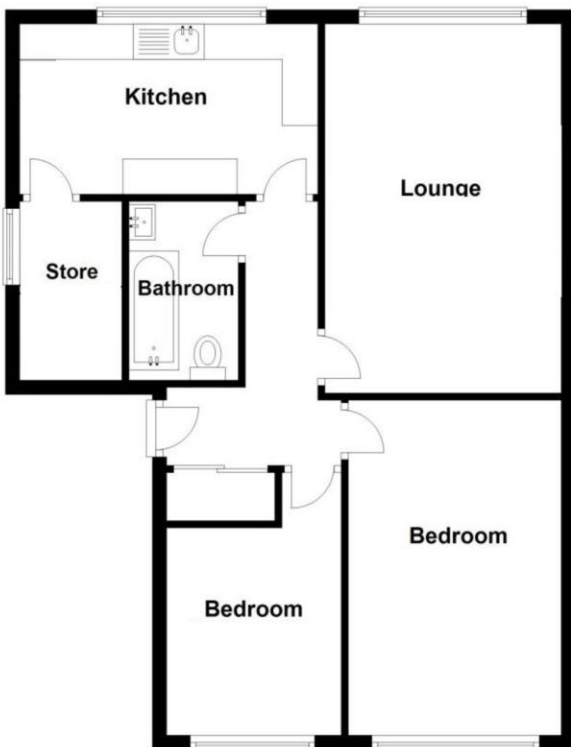
Having a variety of mature bushes and trees, lawned area with access to bin store and garages

Garage

With up and over garage door

Tenure

We are advised by the vendor that the property is leasehold with approx. 143 years remaining on the lease, a service charge of approx. £800 per annum and a ground rent of approx. £60 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



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	37	46
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	