



smarthomes

The Grange, Haslucks Green Road

Shirley, Solihull, B90 2LT

- A Modern Second Floor Apartment
- Open Plan Lounge/Kitchen/Diner
- Master Bedroom with En-Suite
- Second Bedroom with Built in Furniture

£170,000

EPC Rating '73'





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 purpose built block with communal gardens. A paved pathway leads to a secure communal intercom access with stairs rising to all floor. On the second floor you will find a private front door leading to

Entrance Hall

With colonial panelled doors leading off to all rooms, wall mounted storage heater, ceiling smoke alarm, ceiling light point, built-in store cupboard with hanging rail and additional built-in airing cupboard with slatted shelving and hot water tank. Colonial panelled door with chrome effect furnishings leading into

Open Plan Lounge/Kitchen/Diner

23' 1" x 14' 7" max (7.04m x 4.44m max)

Lounge/Diner Area

With two wall mounted storage heaters, UPVC double glazed French doors with Juliet balcony, coving to ceiling, two ceiling light points and opening to

Kitchen Area

With a range of fitted base units and matching wall units with a marble effect roll-top work surface over incorporating a sink and drainer unit, further incorporating a four ring hob with a combination light and extractor over and inset brushed stainless steel effect oven below. Complementary tiling to water-prone areas, integrated fridge/freezer, integrated washer dryer and a double glazed window to the rear elevation

Master Bedroom

13' 8" x 10' 2" (4.17m x 3.1m) Having double glazed French doors with double glazed panelled windows to side and Juliet balcony, ceiling light point, double fitted wardrobe with sliding doors, wall mounted panel heater and colonial panelled door with chrome effect furnishings leading off to



En-Suite Shower Room

With fully tiled shower cubicle with an electric shower attachment, close coupled W.C and a pedestal wash hand basin. Heated towel rail, ceiling light point and complementary tiling to water-prone areas

Bedroom Two

14' 5" x 6' 7" (4.39m x 2.01m) Having a UPVC double glazed window, wall mounted panel heater, ceiling light point and a range of integrated furniture including built in wardrobes, chest of drawers, bedside table and single bed frame with storage drawers beneath

Family Bathroom

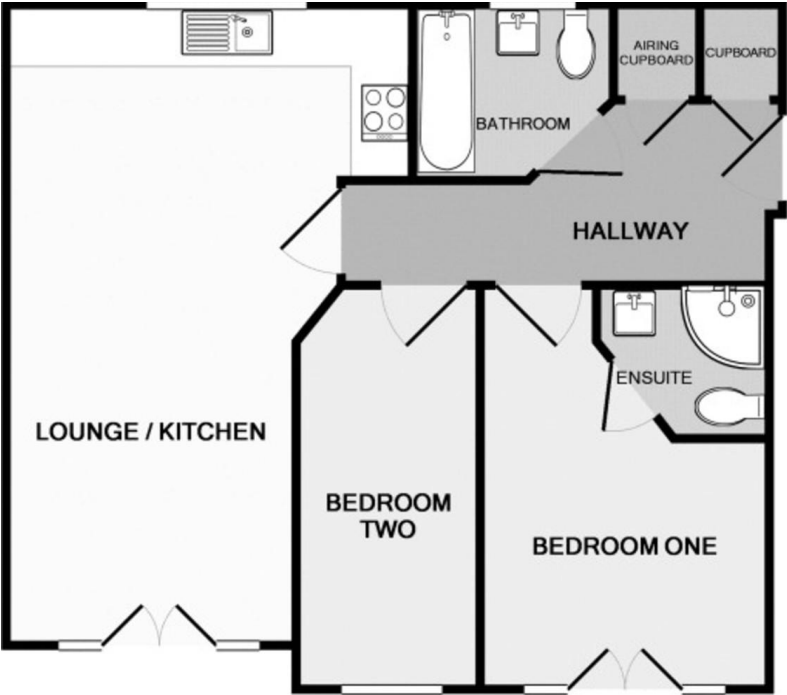
Fitted with a white suite comprising close coupled WC, pedestal wash hand basin and panelled bath with shower fitment. Obscure UPVC double glazed window, complementary tiling to water-prone areas, heated towel rail and a ceiling light point

External

Outside there is allocated residents parking and well maintained communal gardens

Tenure

We are advised by the vendor that the property is leasehold with approx. 135 years remaining on the lease, a service charge of approx. £1,805.60 per annum and a ground rent of approx. £150 per annum but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	77
(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. All measurements are approximate 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