



smarthomes

Cranmore Boulevard

Shirley, Solihull, B90 4PX

- A Spacious and Well Presented Ground Floor Maisonette
- Two Large Bedrooms
- Spacious Lounge/Diner
- No Upward Chain

£169,950

EPC Rating '68'





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are 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 supermarkets like Waitrose, Asda, Sainsburys, Aldi 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 Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and



Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.

The property is set back from the road behind a tarmac driveway providing off road parking and access to garage, dwarf wall to front, laid lawn and a UPVC double glazed door leading into



Shared Entrance

With access to a storage room with ceiling light point and a hardwood front door leading into

Entrance Hallway

With ceiling light point, two radiators, useful storage cupboard, laminate flooring, half height wooden panelling and doors leading off to



Dual Aspect Lounge/Diner

14' 5" x 9' 6" (4.4m x 2.9m) With UPVC double glazed windows to front and side elevations, laminate flooring, wall mounted radiator, coving to ceiling and ceiling light point

Fitted Kitchen to Side

10' 9" x 8' 10" (3.3m x 2.7m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for freestanding cooker with extractor hood over, integrated fridge/freezer, space and plumbing for washing machine, tiling to splash back areas and floor, radiator, ceiling light point and a double glazed door and window to the side aspect



Bedroom One to Rear

11' 5" x 10' 9" (3.5m x 3.3m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point

Bedroom Two to Rear

13' 9" x 7' 10" (4.2m x 2.4m) With UPVC double glazed window to rear elevation, wall mounted radiator, a range of built in wardrobes and ceiling light point

Family Bathroom to Side

9' 2" x 4' 7" (2.8m x 1.4m) Being fitted with a modern white suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the side elevation

Rear Garden

Being mainly laid to lawn with a crazy paved patio, pathway leading to the rear of the garden with a further paved area, gated side access, panelled fencing to boundaries and a brick built storage cupboard housing a wall mounted gas central heating boiler

Tenure

We are advised by the vendor that the property is leasehold with approx. 104 years remaining on the lease, a service charge of approx. £124.50 per annum and a ground rent of approx. £10 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

