

Nethercote Gardens, Shirley



£290,000

KLARICO Estate Agents are delighted to present this impressive 3 bedroom end of terrace property located within a popular part of Solihull. This stunning property benefits with having the additional land to the side and features and impressive garage conversion into another reception room.

This property features land to the side which provides the potential for the property to be further extended onto the side and/or a double storey extension above the original garage conversion (stpp). The current arrangement of the ground floor provides 2 reception rooms, an office along with a kitchen/diner. The additional land to this property provides for a generously sized rear garden along with off-road parking to the front.

Within the local proximity can be found a number of local amenities including easy access to public transport links. Shirley Shopping Parade is accessible within short distance, providing access to a range of shopping facilities.



Nethercote Gardens, Shirley

- End Terrace
- Garage Conversion/Extension
- Office
- Huge Scope To Be Further Extended (stpp)
- Fabulous Family Home
- Large Plot Size!
- 2 Reception Rooms
- Kitchen/Diner
- Off-Road Parking
- Well Presented

Lounge

15'1" x 11'9" (4.60m x 3.60m)

Double glazed window to front, carpet, ceiling light, coving to ceiling, fireplace, wall mounted radiator

Kitchen/Dining Room

14'9" x 10'5" (4.50m x 3.20m)

Double glazed window and sliding doors to rear, tiled flooring, coving to ceiling, worktop, storage cupboards, ceiling lights, plumbing for white goods, drainer sink with mixer tap, extractor hood, wall mounted radiator

Office

9'2" x 7'2" (2.80m x 2.20m)

Double glazed window to rear, wood flooring, ceiling downlights, coving to ceiling, wall mounted radiator

Reception Room

13'9" x 9'2" (4.20m x 2.80m)

Double glazed window to front, ceiling downlights, wood flooring, wall mounted radiator

Bedroom 1

13'1" x 9'6" (4.00m x 2.90m)

Double glazed window to front, carpet, ceiling downlights, wall mounted radiator, built-in storage cupboards

Bedroom 2

10'9" x 8'2" (3.30m x 2.50m)

Double glazed window to rear, carpet, ceiling downlights, wall mounted radiator

Bedroom 3

9'10" x 5'6" (3.00m x 1.69m)

Double glazed window to front, carpet, ceiling downlights, wall mounted radiator

Bathroom

7'6" x 6'6" (2.30m x 2.00m)

Privacy double glazed window to front, wood flooring, bath with shower unit, pedestal sink with mixer tap, toilet

Rear Garden

Patio, laid lawn, fence panels to boundaries

General Information

Directions



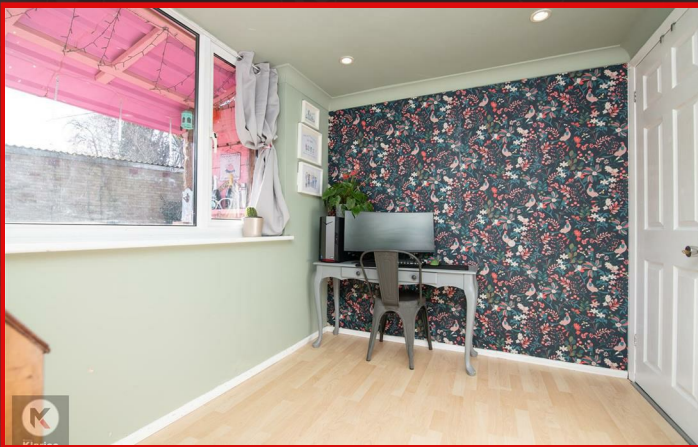
Nethercote Gardens, Shirley



General Information - We understand the property is Freehold with vacant possession upon completion.

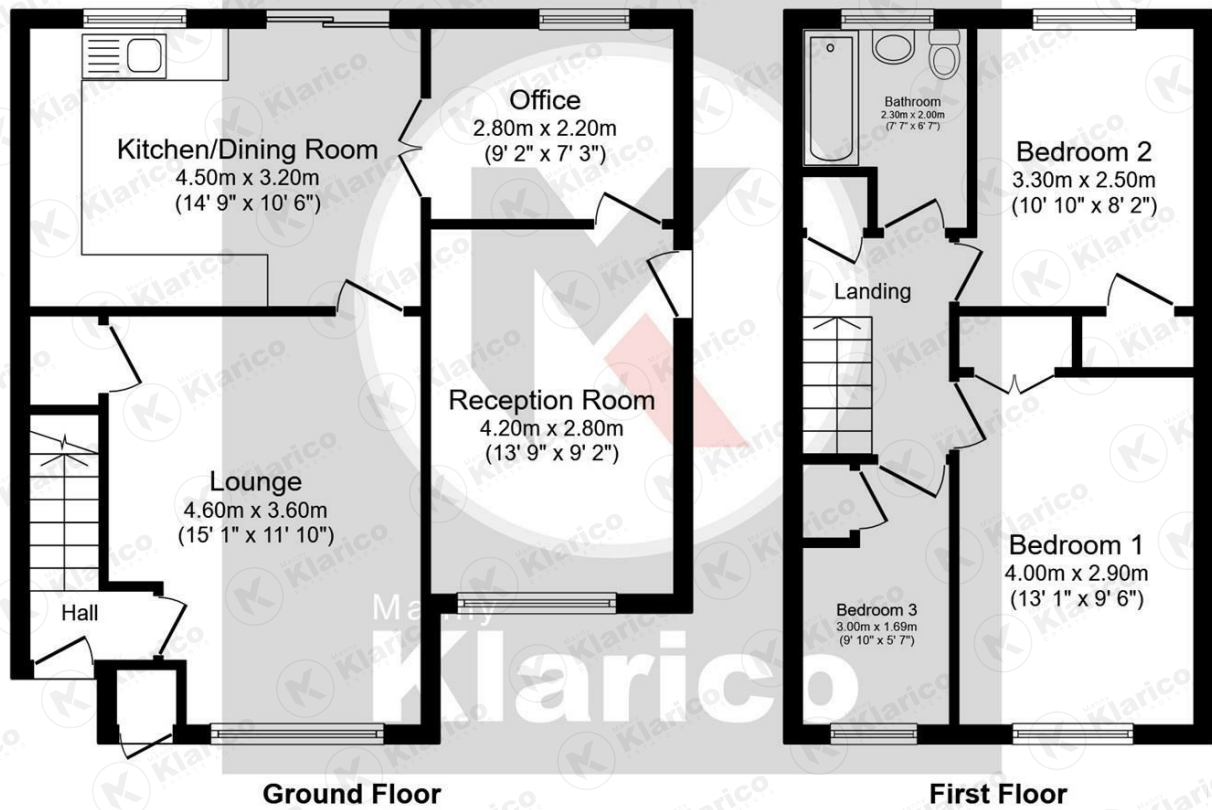
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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Total floor area 90.1 sq.m. (970 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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