

Horton & Senate



55 Nethercote Gardens, Shirley, Solihull, B90 1BH

£169,950

- Immaculate Condition
- First Floor
- Lounge
- Ideal for First Time Buyers
- Two Bedrooms
- Kitchen
- Popular Location
- Must view!

55 Nethercote Gardens, Solihull B90 1BH

An immaculate two bedroom maisonette situated in a popular location. This property is perfect for a first time buyer or buy to let investment. There are two bedrooms, a lounge/diner, modern kitchen, bathroom and a hallway.

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Council Tax Band: A



APPROACH Via a path leading to the enclosed porch;

PORCH Double glazed window to side elevation, storage cupboard and door to hall;

HALLWAY Stairs leading to the first floor landing;

LANDING Storage cupboard doors to rooms;

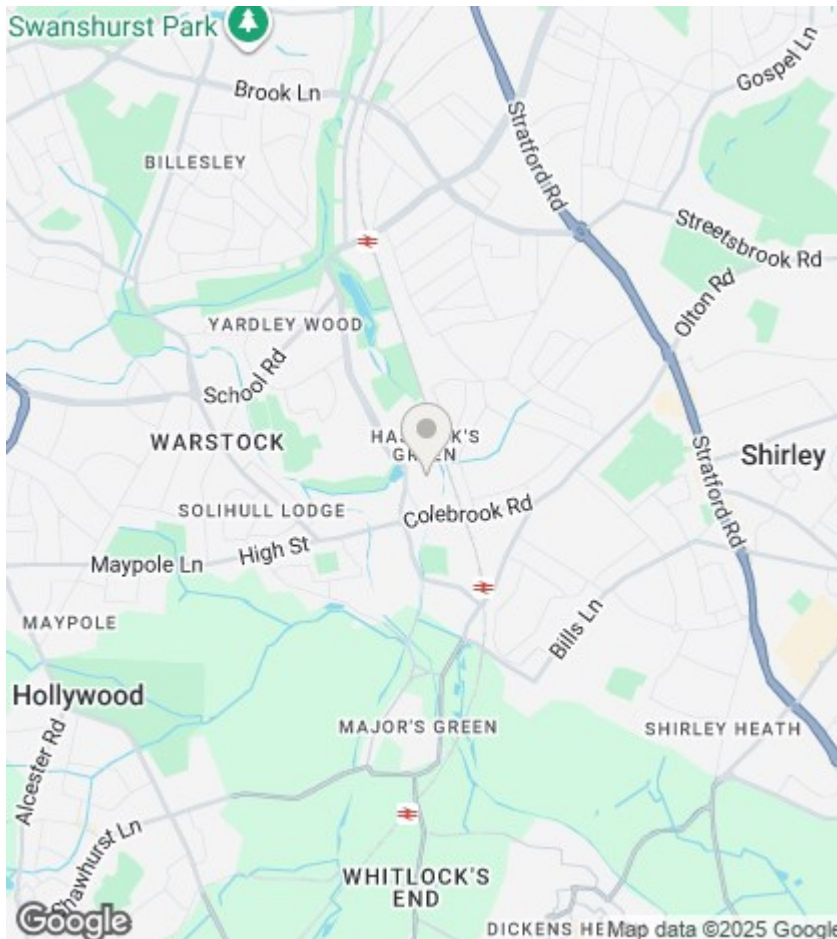
LOUNGE/DINER 16' 8" x 11' 3" (5.09m x 3.44m)
Double glazed window to the front elevation, door leading to the kitchen and radiator;

KITCHEN 8' 11" x 8' 7" (2.72m x 2.62m) A range of wall and floor base units with work surface over incorporating an inset sink. There is plumbing for a washing machine and space for an oven. A double glazed window to the rear elevation and tiling to splash prone areas;

BEDROOM ONE 8' 11" x 10' 3" (2.73m x 3.13m)
Double glazed window to the rear elevation, central heating radiator and space for wardrobes

BEDROOM TWO 9' 0" x 13' 6" (2.75m x 4.14m)
Double glazed window to the front elevation and central heating radiator;

BATHROOM Suite comprises of a panelled bath, wc and sink. There is tiling to splash prone areas and an obscure double glazed window to the rear elevation.



Directions

Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

