



72 Victoria Crescent

Shirley, Solihull, B90 2FG

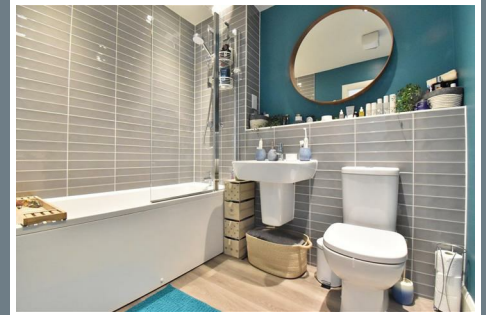
Offers over £210,000



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HS Homes are proud to present this new and modern 2 bed apartment situated on a quiet cul-de-sac just off Haslucks Green Road. This top floor apartment has double-glazing throughout, gas central heating and comprises of 2 bedrooms, a bathroom, open plan living area and kitchen. This is an ideal first time buyers home, or investment opportunity. Rental income between £1,200 - £1,300 pcm and low ground rent of £10 per annum and service charge at £1,029.75 per annum bringing a net yield of 6.9%. The location is perfect for buyers looking to live in a quiet area but still within walking distance to all local amenities. This apartment comes with a long lease and is being sold CHAIN FREE.

On Approach

The property is situated on Victoria Crescent just off Haslucks Green Road. There is one allocated parking space at the back of the property and ample off-road parking for guests and visitors. Through the main entrance way which is secured by a door entry system and into the communal hallway, and then taking the stairs to the top floor.

Hallway

Stepping in through the front door and into this L-shaped entrance hallway which leads on to the 2 bedrooms, bathroom, and living area. There is a double-glazed window to the rear with a radiator situated just underneath and a loft access point which offers additional storage space. With 3 ceiling lights and Amtico flooring to finish.

Living Area

The living area comprises of a lounge, diner and kitchen. Stepping into the lounge and dining area first

which has a large, double-glazed Juliet balcony overlooking the side of the property. With 2 radiators, ceiling light and Amtico flooring to finish.

Kitchen

The open plan kitchen has a double-glazed window to the rear, sink with mixer tap underneath and comes with fully integrated dishwasher, fridge freezer, oven and gas hob. With a radiator, LED downlights and Amtico flooring to finish.

Master Bedroom

The main bedroom has a large, double-glazed window to the side. With a radiator, ceiling light and carpet to finish.

Bedroom 2

The second bedroom has a large, double-glazed window to the rear. With a radiator, ceiling light and carpet to finish.

Bathroom

The bathroom comprises of a shower over bath, toilet and sink with mixer tap. With a radiator, LED downlights, light grey wall tiles and Amtico flooring to finish.

The Location

Victoria Crescent is situated a stone's throw away from Shirley High Street which hosts a wide variety of pubs and restaurants ranging from Fiesta Del Asado, Desco Lounge, Nandos, Prezzo and the Pump House.

If you have a young family, schools will be a major consideration for you. Shirley has a variety of outstanding primary school and good secondary

schools that regularly achieve above average scores in both progression and attainment 8 measures.

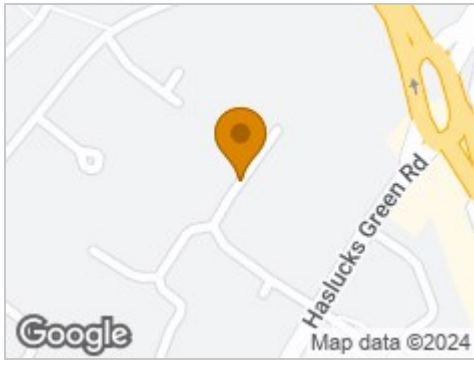
Shirley Railway Station is approximately a mile away which offers excellent links to Birmingham City Centre and Stratford Upon Avon. The M42 Junction 4 is just 3 miles away which offers fantastic links to the M40, M6 and M5, so getting around the UK is simple. If you want to escape the UK then Birmingham airport is approximately 9 miles away, with over 150 direct flights running daily.

Close to various nature reserves, woodland areas and parks, exploring the great outdoors couldn't be easier. Half a mile away is the renovated and improved Shirley Park which offers some great facilities such as a skate park, outdoor gym, children's play area, ornamental gardens, dog agility area, football pitches and tennis courts.

Shirley is the perfect location if you enjoy being close to the hustle and bustle of the big city but far enough out to enjoy a countryside lifestyle.



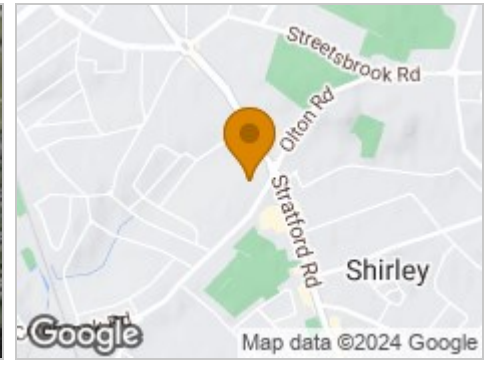
Road Map



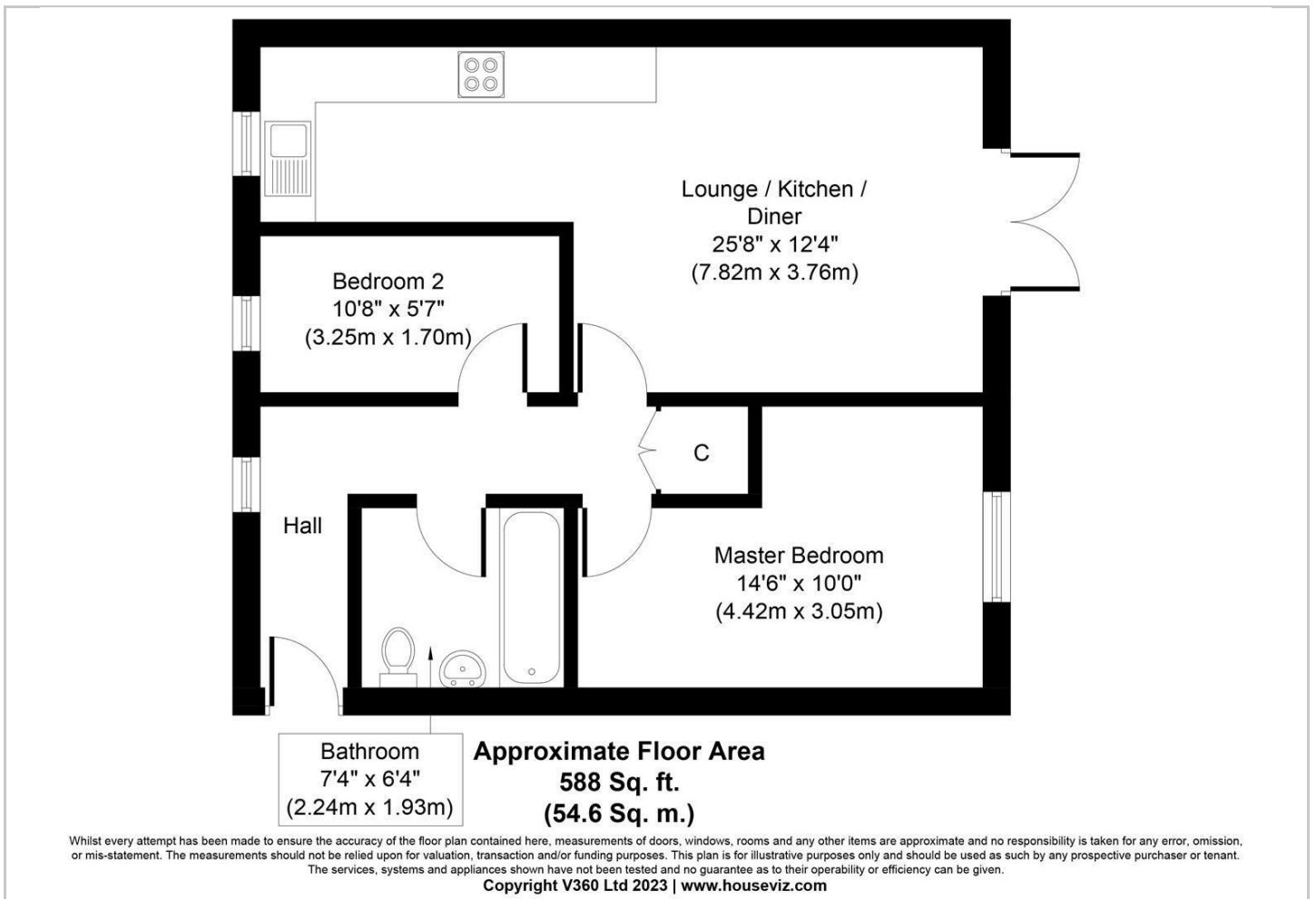
Hybrid Map



Terrain Map



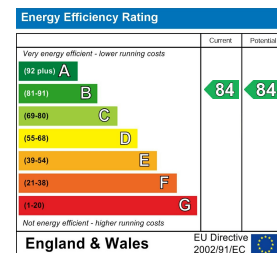
Floor Plan



Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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