



Shelley Drive, Sutton Coldfield - B74 4YE

£200,000

 **MOORHOUSE**



Shelley Drive

Sutton Coldfield

This immaculate two bedroom first-floor maisonette presents an exceptional opportunity for discerning buyers. Nestled in the heart of a highly desirable development boasting convenient access to good transport links.

As you step inside, you are greeted by a sense of space and light, accentuated by the well-appointed interiors that promise a lifestyle of ease and relaxation. Recently refurbished with it's own private garden this a perfect first time buy or investment purchase.

THE PROPERTY....

Located on the first floor and having it's own private entrance, you are greeted by a spacious living room offering a versatile living space, perfect for entertaining guests or enjoying quiet evenings in. The fitted kitchen is equipped with a modern oven and has ample storage, Both bedrooms are thoughtfully designed to provide a peaceful retreat, ideal for unwinding after a long day. The bathroom completes the accommodation.





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The outdoor space of this charming maisonette further enhances its appeal. The well-maintained rear garden is a delightful extension of the indoor living spaces, providing a private oasis for outdoor relaxation and enjoyment. The garage and parking space offer added convenience for residents, ensuring hassle-free parking options. Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a lucrative opportunity, this property presents a compelling proposition with no upward chain.

A huge benefit of the property is the lease extension until 2172 with a peppercorn ground rent and no service charges, saving thousands over the years compared to a conventional flat.





FEATURES:

- Immaculate first floor maisonette
- Two Bedrooms
- Highly desirable location
- EXTENDED LEASE, NO SERVICE CHARGES, PEPERCORN GROUND RENT
- Garage and parking space
- Well maintained rear garden
- No upward chain and ideal for investment or first time buyer
- Spacious living room, kitchen and bathroom

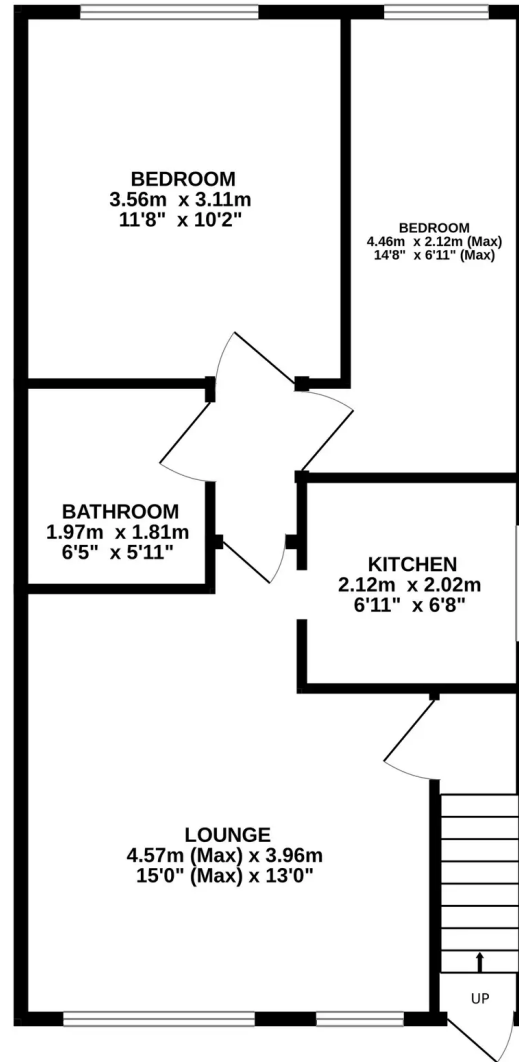
INTERESTED?

Call 0121 308 3355

email: moorhouse-property.co.uk



GROUND FLOOR
45.1 sq.m. (485 sq.ft.) approx.



TOTAL FLOOR AREA : 45.1 sq.m. (485 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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