

for sale

**£365,000 Leasehold**



## Parkgate Mews Shirley SOLIHULL B90 3GF

**PERFECT for Families.**

Modern townhouse with three bedrooms & 2-bathrooms in sought-after area of Shirley Solihull, close to local shops, restaurants, bars, gym, and public transport facilities. Lovely views of Shirley Park to the rear of property.

- Energy Rating: C
- Gated Development 3 Storey Townhouse
- Lounge/Dining area
- Fitted Kitchen with Integrated Appliances

# Property Details

## Ground Floor

### Entrance Hall

#### Lounge/Dining Room 15' 4" x 13' 10" ( 4.67m x 4.22m )

Double Glazed Window and Rear Door accessing the courtyard , spacious area with ample lighting with two central heating radiators and an electric fire with surround and laminate flooring.

#### Kitchen 11' 9" x 6' 6" ( 3.58m x 1.98m )

Double glazed window to front of property , fully fitted kitchen with range of wall and drawer units , granite work surface with a one and a half bowl sink with mixer tap. Integrated appliances including Electric Oven , Hob and Hood , Fridge Freezer , Washing Machine and Gas Central Heating Boiler.

## W.C

### First Floor

#### Bedroom 2 12' 1" x 10' 2" ( 3.68m x 3.10m )

Double Glazed French Doors with Juliet Balcony overlooking the park, central heating radiator and built in wardrobes.

#### Bathroom 7' 7" x 5' 11" ( 2.31m x 1.80m )

Bath with Mixer Tap and shower attachment, pedestal wash

hand basin , low level WC , extraction fan, and heated towel rail.

## Landing

#### Bedroom 3 12' x 7' 1" ( 3.66m x 2.16m )

Double glazed window to the front , central heating radiator & built in wardrobes.

## Second Floor

#### Bedroom 1 27' 6" x 13' 11" ( 8.38m x 4.24m )

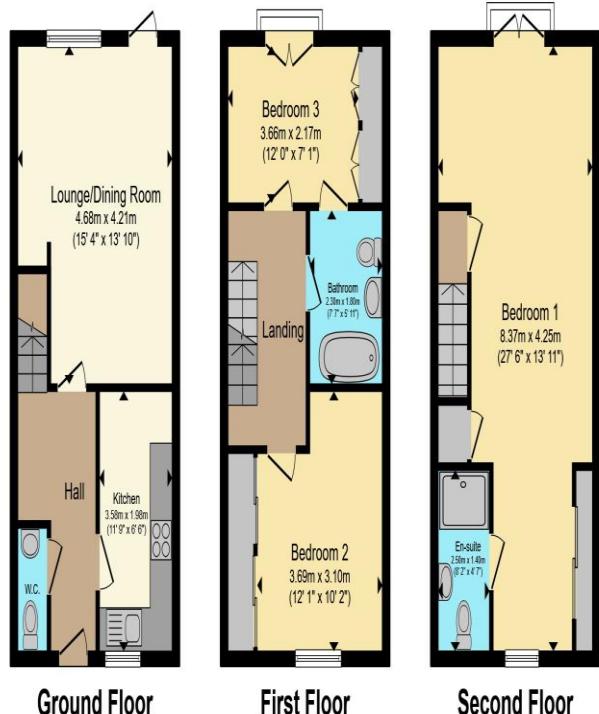
Double glazed window to the front , double glazed French doors to rear with Juliet balcony overlooking the park, two central heating radiators , built in wardrobes and a storage cupboard.

#### Ensuite 8' 2" x 4' 7" ( 2.49m x 1.40m )

Shower cubicle with electric shower , pedestal wash hand basin , low level WC, and extractor fan.

## Front & Rear Garden

Rear Garden has open views across Shirley Park , wrought iron fencing , paved area.



To view this property please contact Connells on

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Property Ref: KTH310755 - 0026

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 400.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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