



Mallaby Close, Shirley

Offers Around £175,000

- ORIGINAL LEASE TERM REMAINING
- LOUNGE DINER
- TWO DOUBLE BEDROOMS
- DELIGHTFUL REAR GARDEN
- NO UPWARD CHAIN
- ENTRANCE LOBBY
- KITCHEN
- SHOWER ROOM
- GARAGE EN BLOC
- CASH PURCHASERS ONLY

Constructed by Bryant Homes and being situated on the popular 'Badgers' development, this ground floor maisonette enjoys a good location backing onto the bridlepath giving privacy to the rear. There is access from the development through out into Stretton Road, where there is a local shop and access to Woodlands Infant School and Light Hall Senior School, in whose catchment area we advised the property currently falls. Alternatively one may continue along the pathway that leads to the property and out onto Bills Lane itself, along which run local bus services. From Bills Lane, one can walk via Neville Road though a walkway which will lead to Shirley Railway Station, approximately one mile away.

The more comprehensive shopping of Shirley will be found at the far end of Bills Lane, approximately one mile from the property on the A34 Stratford Road in the town centre. Here one has an excellent choice of shopping, restaurants and hostelrys, a thriving business community which extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks. Beyond here is the junction of the M42 motorway, two junctions down which will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

An ideal location therefore, for this ground floor maisonette which sits back from the road behind a paved pathway flanked by lawned foregardens to either side. A UPVC double glazed door with side bin store, opens to the

ENTRANCE VESTIBULE

Having ceiling light point and door opening to the

LOUNGE

19'4" max x 10'4" (5.89m max x 3.15m)



Having UPVC double glazed window to the front, two ceiling light points, two central heating radiators, feature fireplace and doors opening to the inner hallway and kitchen

KITCHEN

8'7" x 8'0" (2.62m x 2.44m)



Having UPVC double glazed door and window to the rear garden, ceiling light point, wall and base mounted storage units with work surfaces over having inset sink and drainer, electric cooker point, full height appliance space and space with plumbing for an automatic washing machine

INNER HALLWAY

Having understairs storage cupboard, ceiling light point and doors off to two bedrooms, shower room and airing cupboard

BEDROOM ONE

15'10" x 9'0" (4.83m x 2.74m)



Having UPVC double glazed window to the front, ceiling light point and central heating radiator

BEDROOM TWO

9'5" x 9'3" (2.87m x 2.82m)

Having ceiling light point, central heating radiator and wall mounted central heating boiler

SHOWER ROOM



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, walk in shower recess with low level folding screen and electric shower, mid level WC and pedestal wash hand basin

REAR GARDEN



Having paved patio area with lawn beyond, summerhouse/shed, defined side boundaries and gated side access



GARAGE EN BLOC

Having up and over door

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

Ground Floor



TENURE

We are advised that the property is leasehold approximately 49 years remaining.

VIEWING

By appointment only please with the Shirley office on 0121 744 2801.

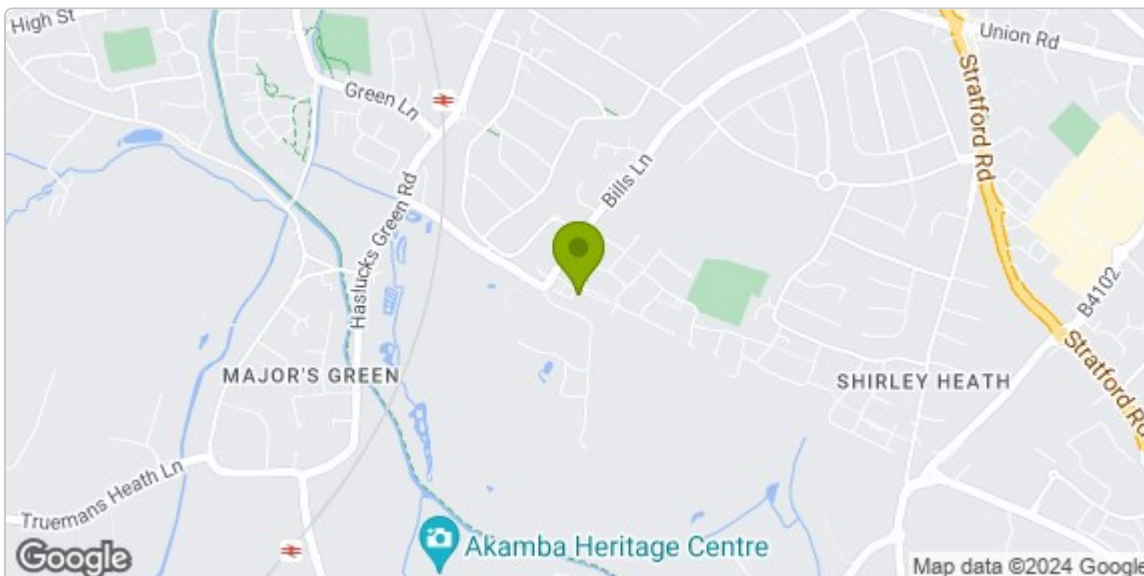
COUNCIL TAX - Band B

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:
42 Mallaby Close Shirley
Solihull B90 2PW

Council Tax Band: B

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		
	72	78
England & Wales	EU Directive 2002/91/EC	

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