



smarthomes

## Portershill Drive

Shirley, Solihull, B90 4DS

- A Retirement Bungalow For The Over 60's
- One Bedroom
- Lounge/Diner
- Re-Fitted Kitchen

**£165,000**

EPC Rating - 51

Current Council Tax Band - C





## Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



Portershill Drive is a warden controlled estate consisting of 32 bungalows, 4 maisonettes and well maintained communal gardens.

The residents benefit from an emergency pull cord Careline system with 24/7 resident warden and relief wardens, on-site laundry room with large washing machine and dryer and a communal lounge with kitchen used for coffee mornings, afternoon tea and a range of social activities. There is also a visitor's twin guest bedroom with en-suite which can be booked for a small fee.



The property is set back from the road behind lawned communal gardens with paved pathway extending to shared canopy porch with wooden front door with glazed inserts leading through to

#### **Entrance Hall**

With emergency intercom, ceiling light point and doors leading off to



#### **Lounge Diner to Front**

16' 4" x 9' 6" (5.0m x 2.9m) With bay window to front elevation, wall mounted electric heater, electric fire with wooden surround, two ceiling light points, emergency pull cord and door leading into

#### **Re-Fitted Kitchen to Front**

6' 10" x 5' 6" (2.1m x 1.7m) Being fitted with a range of high gloss wall, drawer and base units with laminate work surfaces, sink and drainer unit with mixer tap, complementary tiling to splashback areas, space for electric cooker with extractor canopy over, space for fridge and freezer, useful pantry/storage cupboard, ceiling light point and double glazed window to front elevation



### Bedroom to Rear

13' 5" x 8' 6" (4.1m x 2.6m) With double glazed window to rear elevation, wall mounted electric heater, ceiling light point, emergency pull cord and double doors to useful built-in cupboard/wardrobe

### Re-Fitted Shower Room

6' 10" x 5' 6" (2.1m x 1.7m) Being re-fitted with a three piece white suite comprising over-sized walk-in shower enclosure with Triton electric shower, WC with enclosed cistern and vanity sink incorporating useful storage cupboards, obscure double glazed window to side, complementary tiling to walls, non-slip flooring, ladder style heated towel rail, emergency pull cord, extractor and ceiling light point

### Gardens

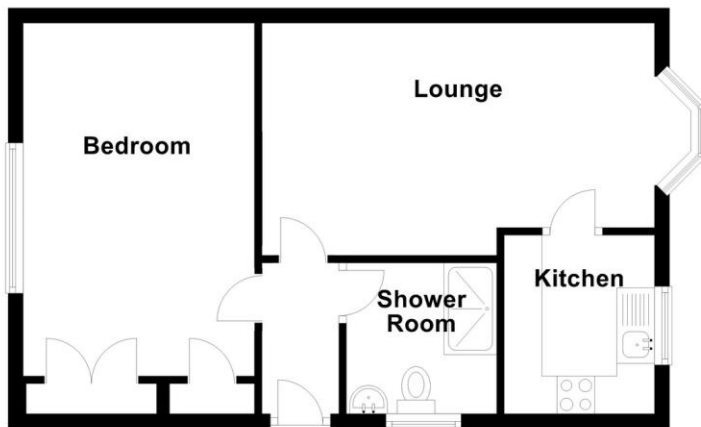
With paved patio to rear opening to communal lawned area with mature shrubs and bushes and hedgerow borders

### Tenure

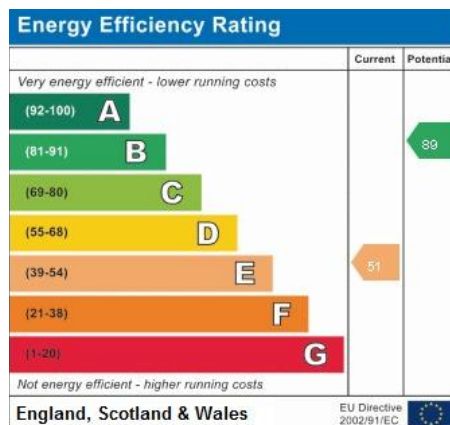
We are advised by the vendor that the property is leasehold with approx. 60 years remaining on the lease, a service charge of approx. 2,127.14 per annum and a ground rent of approx. £75 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - C

#### Ground Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



Total area: approx. 43.6 sq. metres (469.7 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.