



smarthomes

Pailton Road

Shirley, Solihull

- A Beautifully Presented One Bedroom Ground Floor Apartment
- Spacious Lounge/Diner with Oak Flooring
- Fitted Kitchen & Shower Room
- No Upward Chain

Offers Over £130,000

Current EPC Rating - C
Current Council Tax Band - B

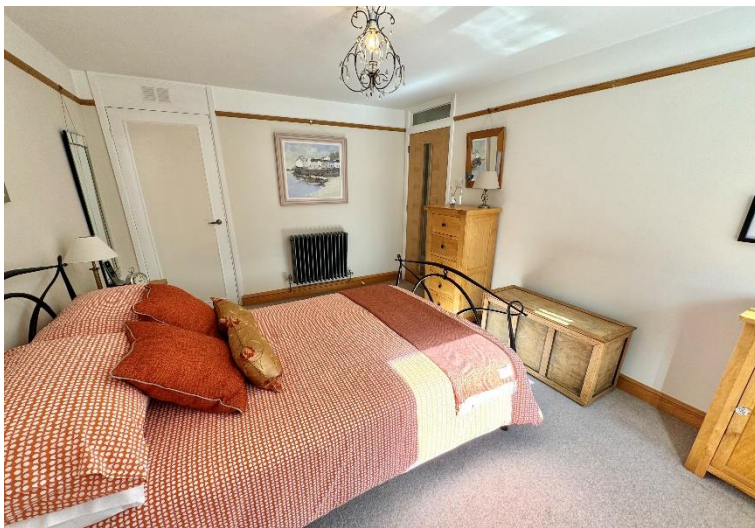




Property Description

A spacious and very well maintained ground floor apartment situated in a most convenient location and benefiting from no upward chain. Offering accommodation comprising a spacious lounge/diner, fitted kitchen, large double bedroom with walk in wardrobe, shower room, well maintained communal gardens and residents parking

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.



Rooms & Measurements

Spacious Lounge/Diner 4.39m x 3.43m (14'5" x 11'3")

Fitted Kitchen 3.15m x 1.65m (10'4" x 5'5")

Spacious Double Bedroom 4.06m x 2.92m (13'4" x 9'7")

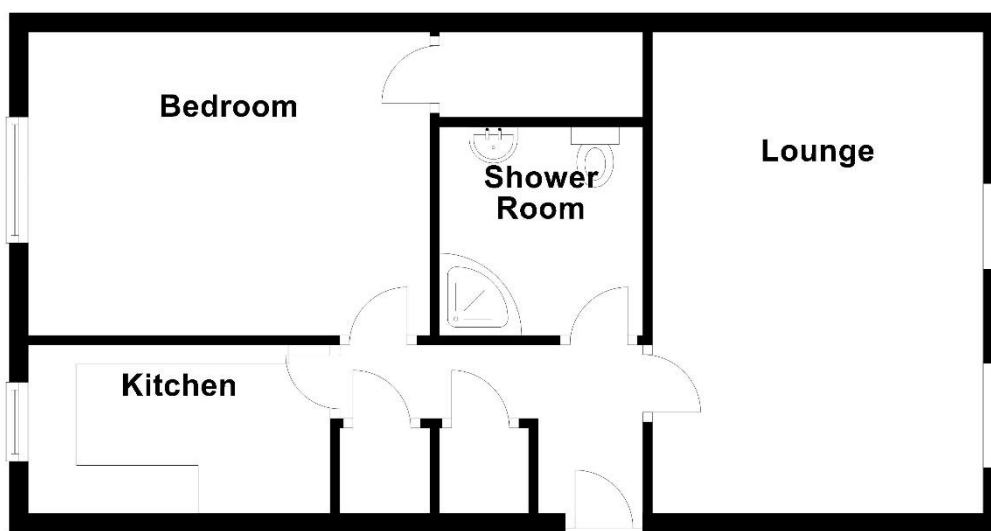
Shower Room 2.01m x 1.88m (6'7" x 6'2")

Tenure

We are advised by the vendor that the property is leasehold with approx. 84 years remaining on the lease, a service charge of approx. £2,106.45 per annum and a ground rent of approx. £10 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – B



Ground Floor



Total area: approx. 49.6 sq. metres (533.6 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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 are 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.