



smarthomes

Parkside Shirley, Solihull

- A Recently Constructed Three Storey End Town House
- Three Bedrooms
- Lounge With Balcony
- Family Kitchen Diner
- En Suite & Family Bathroom
- No Upward Chain

Offers Over £340,000

Current EPC Rating 88 (B)
Current Council Tax Band D





Property Description

An extremely well presented and recently constructed three storey end townhouse situated in a most convenient location facing onto open parkland. Offering accommodation comprising three bedrooms, family kitchen/diner, two guest W.C's, lounge with balcony, en-suite, family bathroom, two tandem parking spaces and no upward chain

The vendor has installed solar panels with around 4kW capacity along with immersion heater for the boiler. The solar provides FiT (feed in tariff) around 18 pence per kW of generation and 7 pence per kW of export for another 10 years.

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. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



Rooms & Measurements

Entrance Hall

Guest WC

Family Kitchen Diner to Front - 6.3m x 3.6m (20'8" x 11'9")

Lounge to Front - 6.3m x 3m (20'8" x 9'10")

Bedroom Three to Front - 3m x 2.8m (9'10" x 9'2")

Guest WC

Master Bedroom - 4.3m x 2.9m (14'1" x 9'6")

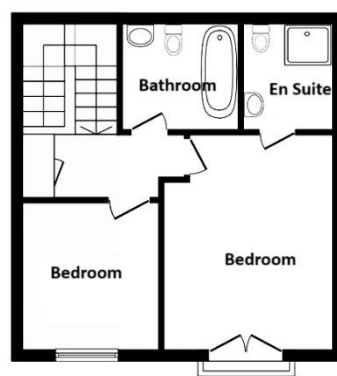
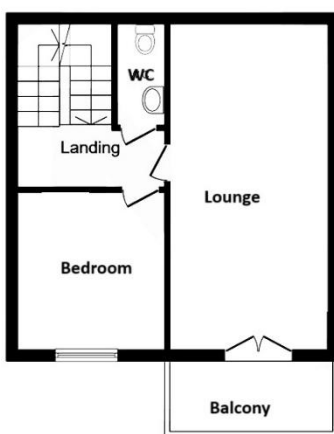
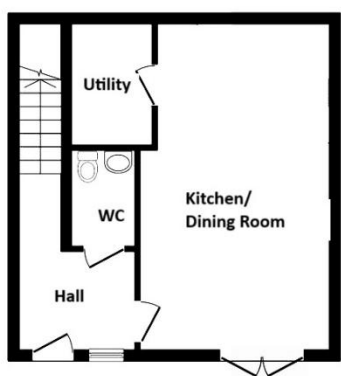
En Suite Shower Room

Bedroom Two to Front - 2.8m x 2.6m (9'2" x 8'6")

Family Bathroom

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. There is an annual fee of around £450 for maintenance of car parking and outside garden area. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – D



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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 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.