



GREEN HILL WAY, SOLIHULL, B90 3PN
ASKING PRICE £135,000



- First Floor Flat
 - Balcony
 - Bathroom
- Ideal For A First Time Purchaser
 - Kitchen
 - Communal Garden
- Living Room
 - Two Double Bedrooms
 - Early Viewing Essential

PROPERTY OVERVIEW

An ideal opportunity to purchase this first floor flat which would be ideal for a first time purchaser. This flat has been immaculately maintained and benefits from heated towel rail in the bathroom, double glazing and has the added attraction of a balcony leading off the lounge and NO UPWARD CHAIN. This flat is well located for all local shops, schools and transport and briefly comprises of: communal entrance hall, reception hall, lounge, balcony, fitted kitchen, two bedrooms, bathroom and communal gardens

PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford Upon Avon.

COUNCIL TAX

Band A

TENURE

Leasehold

SERVICES

Water meter, electricity and mains sewers

BROADBAND

Virgin Media

SERVICE CHARGE/GROUND RENT

£85 per month

ITEMS INCLUDED IN THE SALE

Belling free standing cooker, all carpets, all blinds, fitted wardrobes in two bedrooms and some light fittings



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		
England & Wales		EU Directive 2002/91/EC

COMMUNAL HALL AND STAIRS

ENTRANCE HALL

3.51 x 2.25 (max) (11'6" x 7'4" (max))

LIVING ROOM

4.53 x 4.32 (14'10" x 14'2")

BALCONY

KITCHEN

3.26 x 3.10 (10'8" x 10'2")

BEDROOM ONE

4.37 x 3.03 (14'4" x 9'11")

BEDROOM TWO

3.57 x 2.79 (11'8" x 9'1")

BATHROOM

1.95 x 1.87 (6'4" x 6'1")

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

STORE ROOM

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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