



Northbrook Road, Shirley

Guide Price £140,000





## PROPERTY OVERVIEW

Nestled in a tranquil location, this delightful one-bedroom first-floor apartment with NO UPWARD CHAIN offers a wonderful opportunity for first-time buyers or investors seeking a well-maintained property. Set within a peaceful residential area, the immaculately presented interior boasts an abundance of natural light, creating a welcoming ambience throughout. The property features an open plan kitchen and dining room, providing a perfect space for entertaining, with excellent views overlooking the beautifully manicured communal gardens. The double bedroom is generously sized and offers fitted wardrobes for ample storage space, while the bathroom provides a comfortable and functional area for daily use. With its convenient location, charming setting, and quality finishes, this property represents a fantastic investment opportunity for those looking to enjoy a comfortable and contemporary living space. Don't miss your chance to make this stylish apartment your new home sweet home.



#### 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: B

Tenure: Leasehold



- One Bedroom First Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Open Plan Kitchen / Dining Room
- Double Bedroom With Fitted Wardrobes
- Family Bathroom
- Well Maintained Communal Gardens
- Garage In Separate Block
- Early Viewing Essential
- A Fully Boarded Loft The Length Of The Flat

#### **HALLWAY**

#### **KITCHEN / DINING ROOM**

8' 4" x 5' 10" (2.53m x 1.77m)

#### **LIVING ROOM**

11' 11" x 10' 11" (3.63m x 3.32m)

#### **BEDROOM**

9' 11" x 7' 10" (3.02m x 2.40m)

#### **BATHROOM**

7' 10" x 5' 8" (2.39m x 1.73m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 34.0 sq.m. = 366 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **WELL MAINTAINED COMMUNAL GARDENS**

#### **A GARAGE IN A SEPARATE BLOCK**





#### **ITEMS INCLUDED IN SALE**

Lamona integrated oven, Lamona integrated hob, extractor, Lamona fridge, Lamona freezer, washing machine, all carpets, all curtains and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

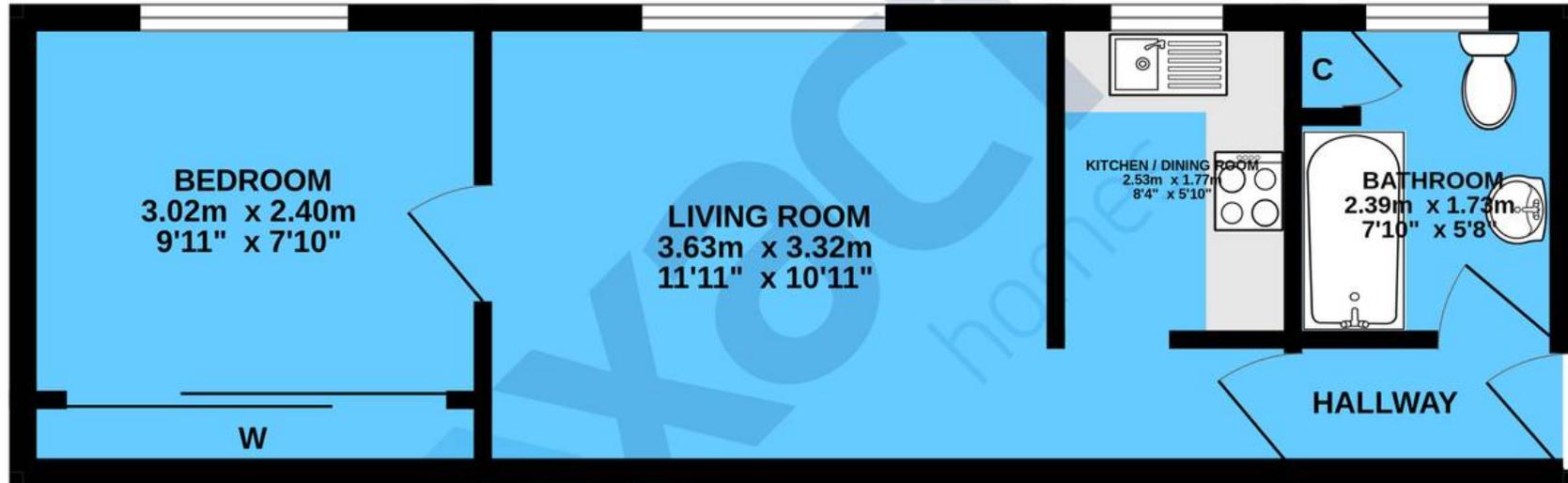
Services - mains gas, electricity and mains sewers.  
Broadband - Virgin Media. Loft space - boarded with ladder and lighting.

#### **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.



# 1ST FLOOR



TOTAL FLOOR AREA : 34.0 sq.m. (366 sq.ft.) approx.

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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## Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

