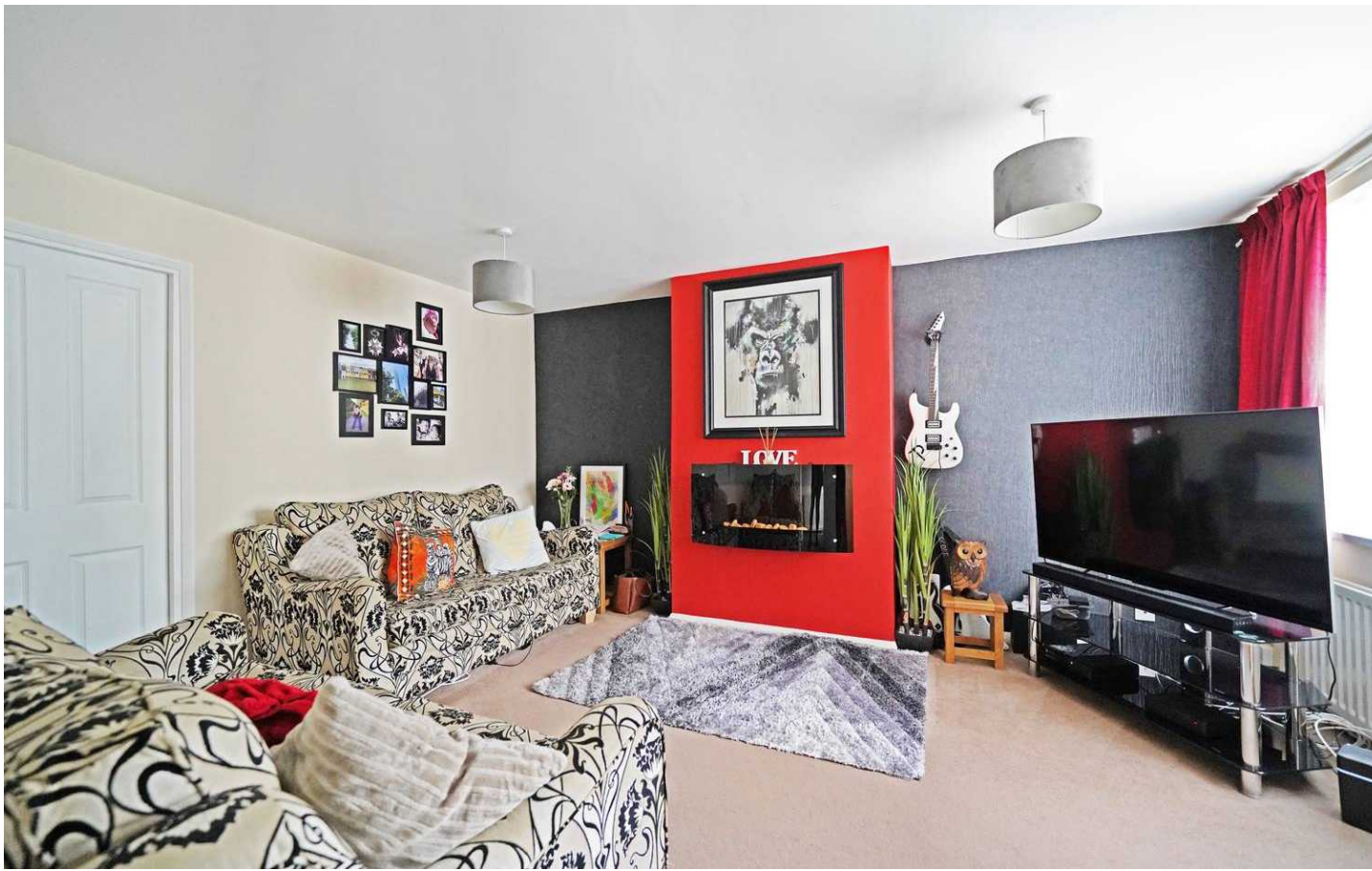




Lambcote Close, Shirley

Guide Price £130,000





PROPERTY OVERVIEW

Presenting a delightful opportunity to acquire a charming three-bedroom maisonette, spanning across two well-appointed floors, this residence is a perfect choice for both first-time buyers and astute investors. Boasting a thoughtfully designed layout, the property features a welcoming living room, seamlessly flowing into an open-plan kitchen and dining area, ideal for comfortable living and effortless entertaining. The upper level of the home accommodates three generously sized bedrooms, ideal for rest and relaxation, alongside a family bathroom. Situated within a community-oriented development, residents can enjoy the convenience of communal gardens, perfect for leisurely strolls and outdoor enjoyment, as well as access to dedicated residents' parking and a separate garage block for secure vehicle storage. This well-positioned property offers a harmonious blend of modern comfort and practicality, making it a compelling prospect for those seeking a versatile and well-connected living space.



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

- Three Bedroom Maisonette
- Set Over Two Floors
- Ideal For First-Time Buyers Or Investors
- Communal Gardens & Residents Parking
- Open Plan Kitchen / Diner
- Living Room
- Three Generous Bedrooms
- Family Bathroom
- Garage In Separate Block

ENTRANCE HALLWAY

LIVING ROOM

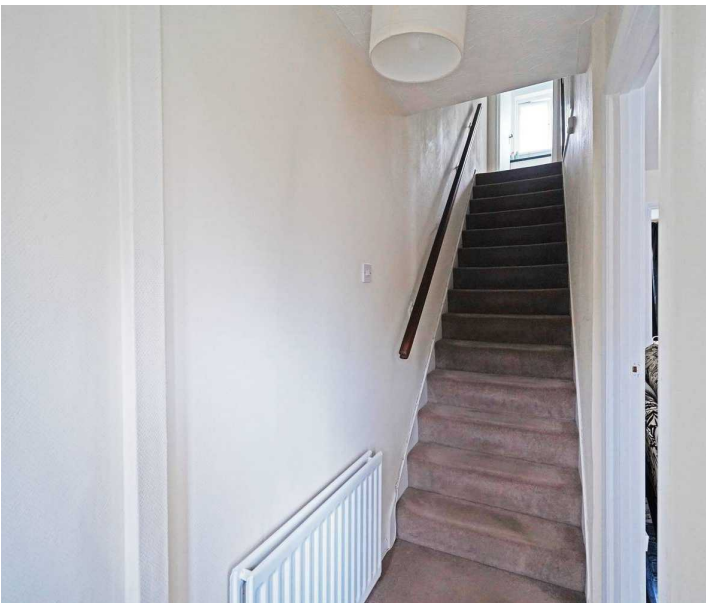
15' 1" x 12' 1" (4.60m x 3.68m)

KITCHEN

9' 10" x 7' 5" (3.00m x 2.26m)

DINING AREA

9' 10" x 7' 10" (3.00m x 2.39m)





FIRST FLOOR

BEDROOM ONE

15' 1" x 9' 0" (4.60m x 2.74m)

BEDROOM TWO

10' 0" x 9' 0" (3.05m x 2.74m)

BEDROOM THREE

11' 4" x 6' 3" (3.45m x 1.91m)

SHOWER ROOM

7' 7" x 5' 7" (2.31m x 1.70m)

TOTAL SQUARE FOOTAGE

70.6 sq.m (760 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

ALLOCATED PARKING

COMMUNAL GARDENS

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Samsung integrated hob, extractor, all carpets and light fittings, some curtains, fire place and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

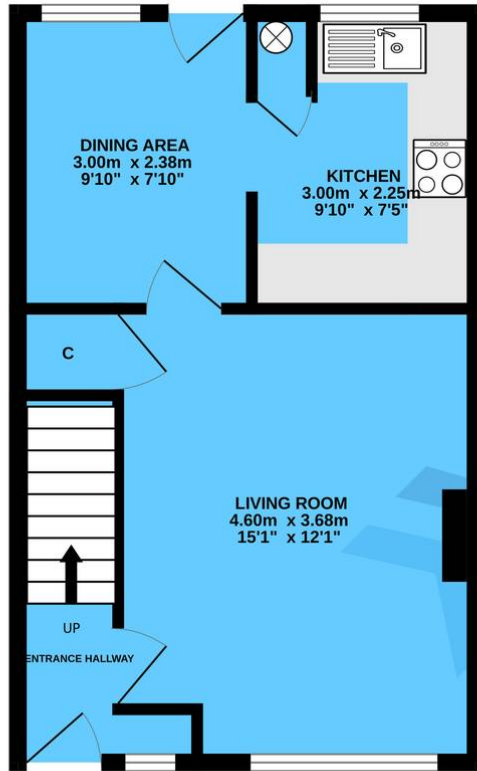
Services - water meter, mains gas, electricity and sewers. Broadband - Virgin - fibre optic. Service charge - £2,372.88 pa. Ground rent - nil.

MONEY LAUNDERING REGULATIONS

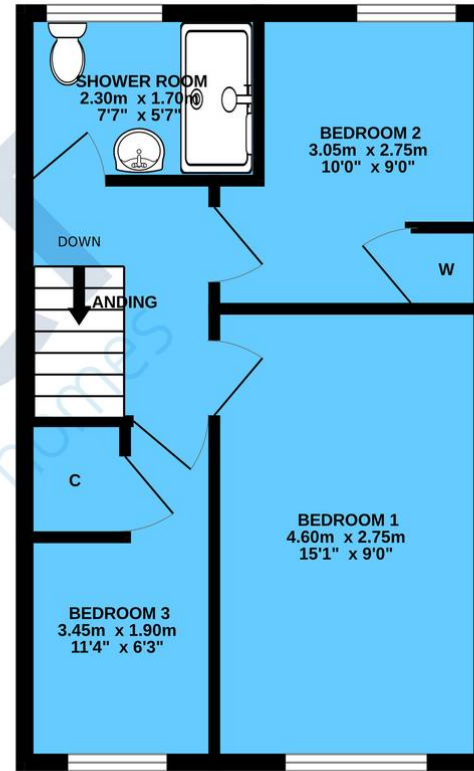
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 70.6 sq.m. (760 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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