



Harwood Grove, Shirley

Guide Price £170,000





PROPERTY OVERVIEW

Introducing this charming two-bedroom ground floor apartment, perfectly suited for first-time buyers or investors seeking a comfortable urban retreat. Situated in a prime location with convenient access to a plethora of local amenities, this residence offers the ideal combination of functionality and convenience. Step inside to discover a spacious dual aspect living/dining room that floods with natural light and offers access to a private balcony, ideal for enjoying al fresco dining or a morning coffee. The fitted kitchen boasts ample work surfaces, catering to culinary enthusiasts. Two generously proportioned bedrooms provide peaceful sanctuaries for relaxation, while a family bathroom ensures practicality and comfort. Outside, residents can revel in the well-maintained communal gardens and the added advantage of a single garage in a detached block, providing secure parking or extra storage space. Don't miss this opportunity to secure a piece of urban tranquillity in a highly sought-after location with easy access to public transport.





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

- Two Bedroom Ground Floor Apartment
- Ideal For First-Time Buyers Or Investors
- Walking Distance To Local Amenities
- Spacious Living / Dining Room
- Fitted Kitchen
- Private Balcony Overlooking Communal Gardens
- Two Double Bedrooms
- Family Bathroom
- Single Garage In Detached Block



**HALLWAY**

6' 7" x 3' 10" (2.01m x 1.17m)

LIVING/DINING ROOM

19' 9" x 12' 5" (6.02m x 3.78m)

BALCONY**KITCHEN**

8' 10" x 8' 1" (2.69m x 2.46m)

BEDROOM ONE

11' 11" x 11' 5" (3.63m x 3.48m)

BEDROOM TWO

11' 5" x 8' 8" (3.48m x 2.64m)

BATHROOM

8' 2" x 5' 8" (2.49m x 1.73m)

TOTAL SQUARE FOOTAGE

63.4 sq.m (682 sq.ft) approx.

OUTSIDE THE PROPERTY**COMMUNAL GARDEN****SINGLE GARAGE**

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, all carpets and light fittings and some blinds.

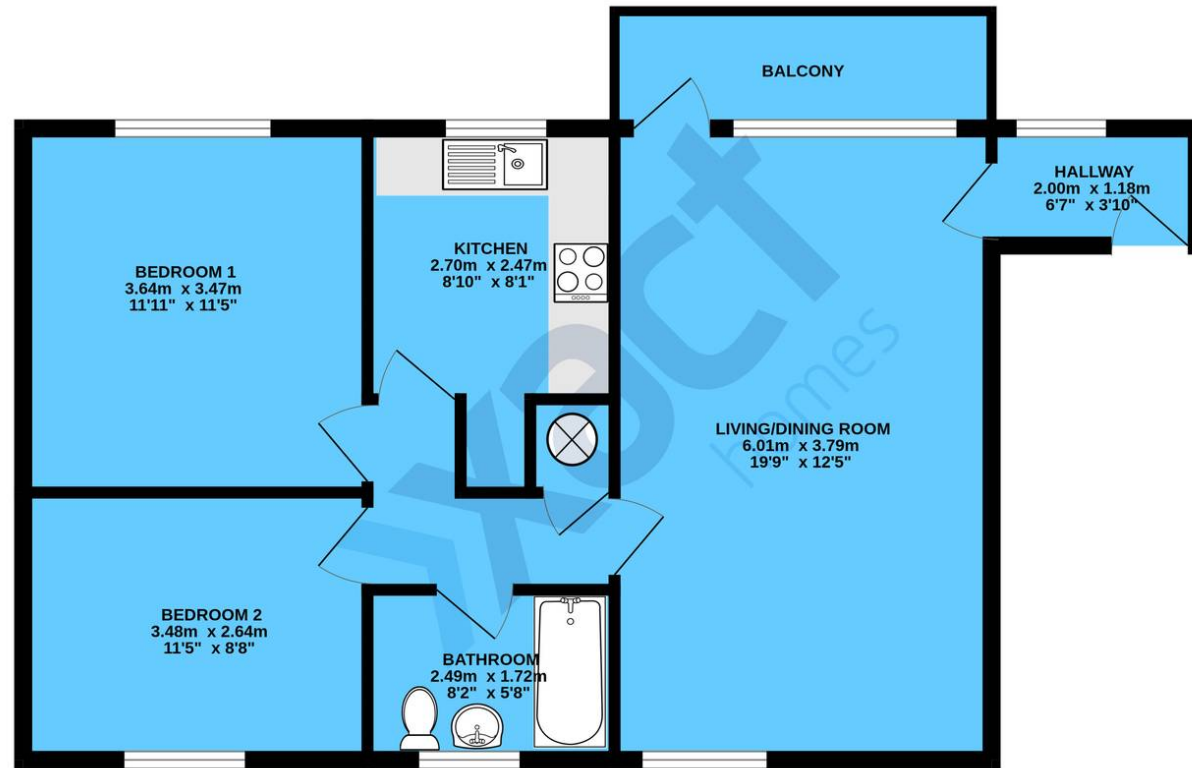
ADDITIONAL INFORMATION

Services - mains electricity. Broadband - Virgin - fibre optic. Service charge - £2,200 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



TOTAL FLOOR AREA : 63.4 sq.m. (682 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

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