



Old Mill Close, Shirley, Solihull



Old Mill Close, Shirley, Solihull, B90 1EU

for sale offers over
£170,000



Property Description

This immaculately presented two-bedroom bungalow, located in a quiet and well-maintained cul-de-sac in the heart of Shirley, offers comfortable, low-maintenance living exclusively for those aged 55 and over.

The property is chain-free and has been recently refurbished and redecorated throughout, providing bright and modern accommodation including a spacious lounge, contemporary kitchen, and stylish bathroom. Additional features include a private driveway and access to the attractive communal gardens.

An ideal opportunity for those seeking a peaceful, community-focused lifestyle in a desirable location!

Two-Bedroom Bungalow

The property is set back from the road behind a tarmacadam driveway providing off road parking, a mainly laid to lawn area and an external storage cupboard housing meters. Access to the house is via a composite front door leading into:

Entrance Porch

Fuseboard and wooden door leading into:

Living Room

14' 8" x 13' 8" into recess (4.47m x 4.17m into recess)

Double glazed window to front elevation, central heating radiator, power points, TV aerial point, telephone point, built-in storage cupboard and doors off to kitchen and inner lobby.

Kitchen

10' 2" max x 8' 1" (3.10m max x 2.46m)

A range of wood effect wall and base units, roll top work surfaces incorporating a stainless steel sink, integrated electric cooker and hob, plumbing for washing machine, double glazed window to rear elevation, central heating radiator, built-in storage cupboard housing central heating boiler and hot water tank and white UPVC half-glazed door to rear elevation.

Inner Lobby

Doors off to two bedrooms and bathroom.



Bedroom One

10' 1" x 10' (3.07m x 3.05m)

Double glazed window to front elevation, ceiling light point, central heating radiator and power points.

Bedroom Two

9' 4" x 6' 5" (2.84m x 1.96m)

Single glazed window to rear elevation, ceiling light point, central heating radiator, power points and loft access.

Shower Room

6' 6" x 5' 5" (1.98m x 1.65m)

Suite comprising of shower with glass screen, pedestal wash hand basin and low level flush W.C, obscure double glazed window to rear elevation, tiling to splashback areas and emergency pull cord.

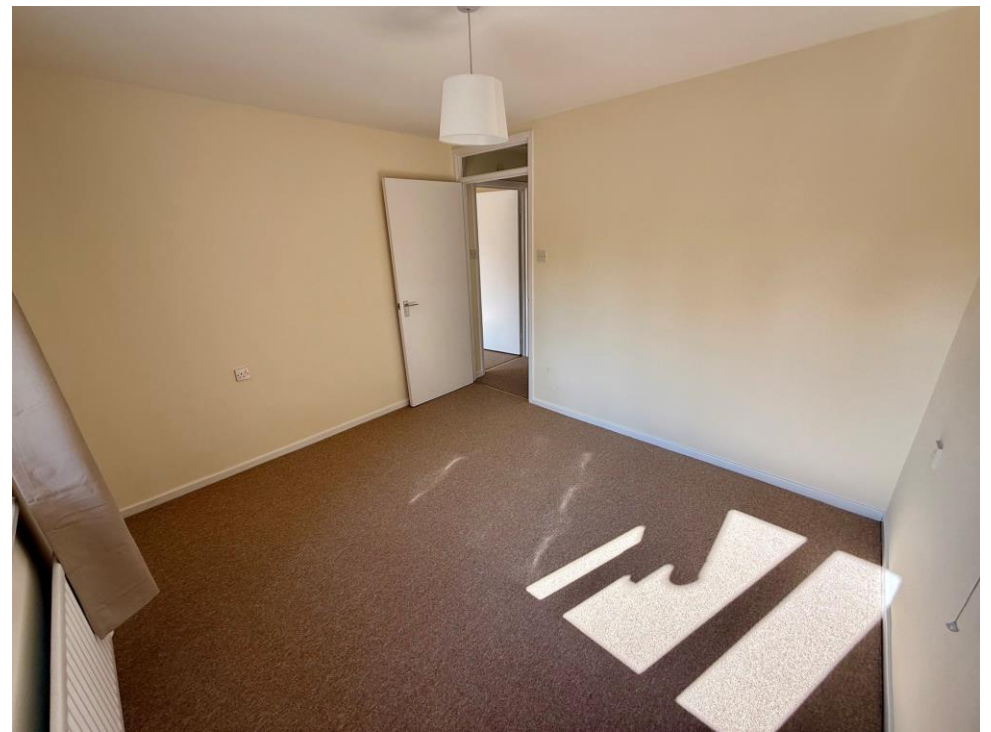
Outside

The property is set within communal gardens with lawned and paved areas and shrub borders.

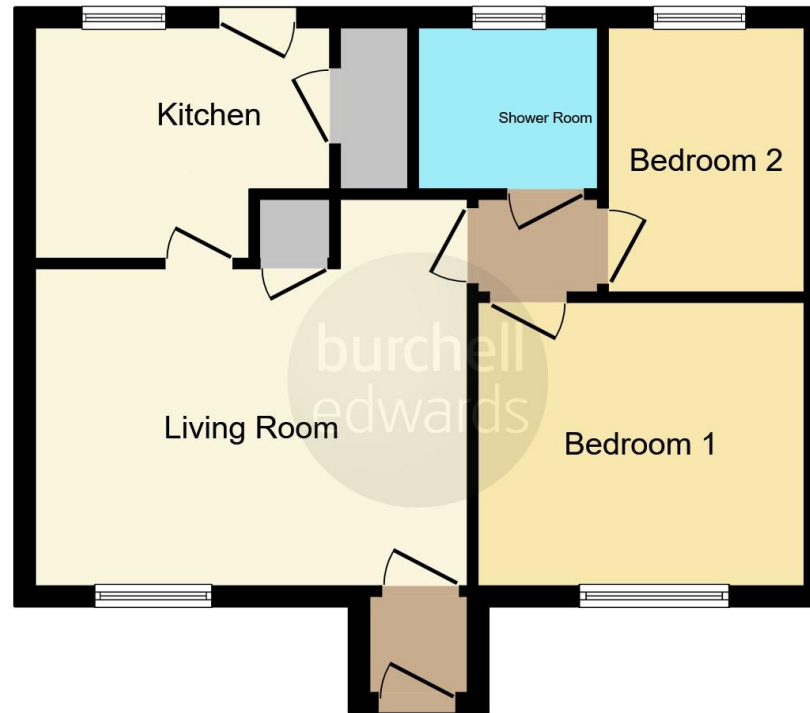
Agents Notes

60-year term and upon sale the existing Lease is surrendered simultaneously with the grant of a new 60 Year Lease.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: E Council Tax
 Band: B

Service Charge:
 1980.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 60 years from 07 Nov 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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