



Shepherds Green Road, Shirley Solihull

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edwards



Shepherds Green Road, Shirley Solihull B90 4DY

for sale offers in the region of  
**£235,000**



### Property Description

Two bedroom first floor apartment located on a new development site located at the vibrant Lucas Green in Shirley.

A welcoming entrance hallway leads to the bedrooms, the family bathroom, and the open-plan kitchen, living, and dining area. The kitchen, living, and dining area is of a generous size, ensuring that residents have ample space to relax and socialise. The U-shaped kitchen is well-prepped for creating culinary delights, coming complete with fitted units and integrated appliances. In addition, a set of French doors to the living room open out to provide residents with ample fresh air while enjoying its Juliette balcony.

The two bedrooms – one of which is double in size – share the modern family bathroom. Fitted with premium sanitaryware, chrome brassware, and a bath with an overhead shower, it has a modern interior.

A useful storage space is a wonderful addition to the layout, providing storage for clutter and smaller household items.

### Entrance Hallway

Double glazed window to rear elevation, doors to front and rear elevations and central heating radiator.

### Cloakroom

Consumer board.

### Lounge

16' 8" x 14' 4" plus recess ( 5.08m x 4.37m plus recess )

Double glazed window to front elevation, Juliet balcony and three central heating radiators.

### Kitchen

8' 4" max x 7' 7" max ( 2.54m max x 2.31m max )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, fridge freezer, washing machine and dishwasher.

### Bedroom One

11' 3" max x 9' 4" max ( 3.43m max x 2.84m max )

Double glazed window to front elevation and central heating radiator.

### Bedroom Two

6' 8" into recess x 7' 8" max ( 2.03m into recess x 2.34m max )

Irregular shaped room. Double glazed window to rear elevation and central heating radiator.

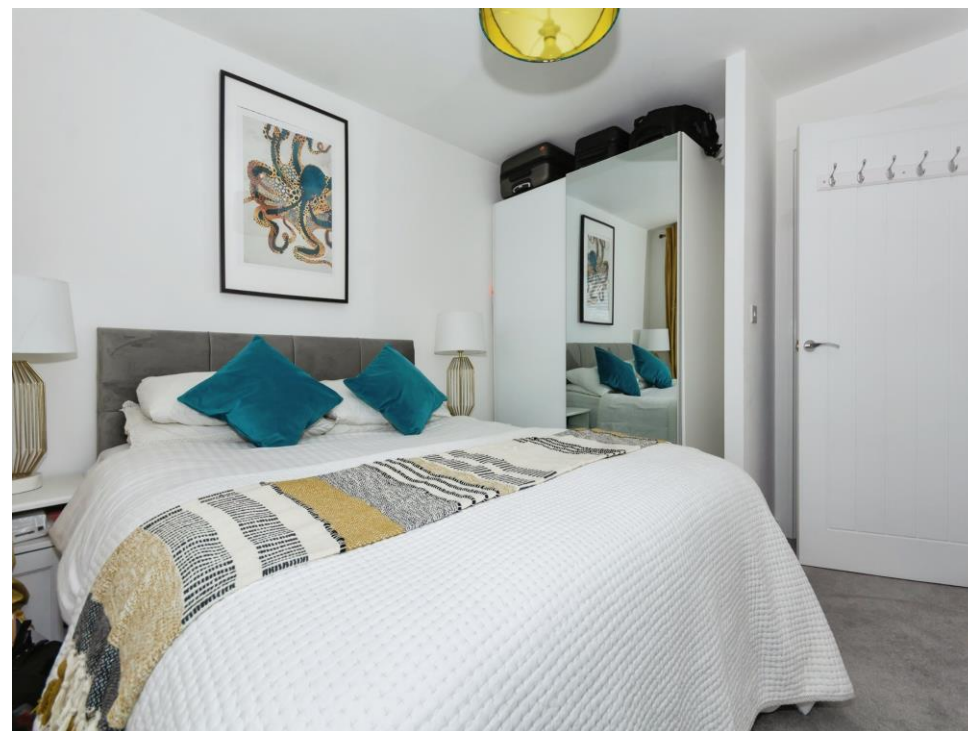
### Bathroom

Bath with shower over, wash hand basin, W.C, central heating radiator and storage cupboard.















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**EPC Rating: B**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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