smarthomes

Shenstone Court, Lawford Grove

Shirley, Solihull

- A Beautifully Presented Two Bedroom Apartment
- Re-Fitted Kitchen & Modern Bathroom
- Spacous Lounge/Diner
- Residents Parking & Communal Gardens

OIRO £175,000

Current EPC Rating - C

Current Council Tax Band - B

Property Description

A very well presented first floor apartment situated in a block of just four apartments and benefiting from no upward chain. Offering accommodation comprising a spacious lounge/diner, re-fitted kitchen, two good size bedrooms, modern bathroom, South facing communal garden, garage en-bloc and residents parking

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.

Rooms & Measurements

Lounge/Diner to Rear 5.1m x 3.3m (16'8" x 10'9")

Re-Fitted Kitchen to Rear 2.4m x 2.4m (7'10" x 7'10")

Bedroom One to Front 4.7m x 3m (15'5" x 9'10")

Bedroom Two to Front 3.6m x 2.4m (11'9" x 7'10")

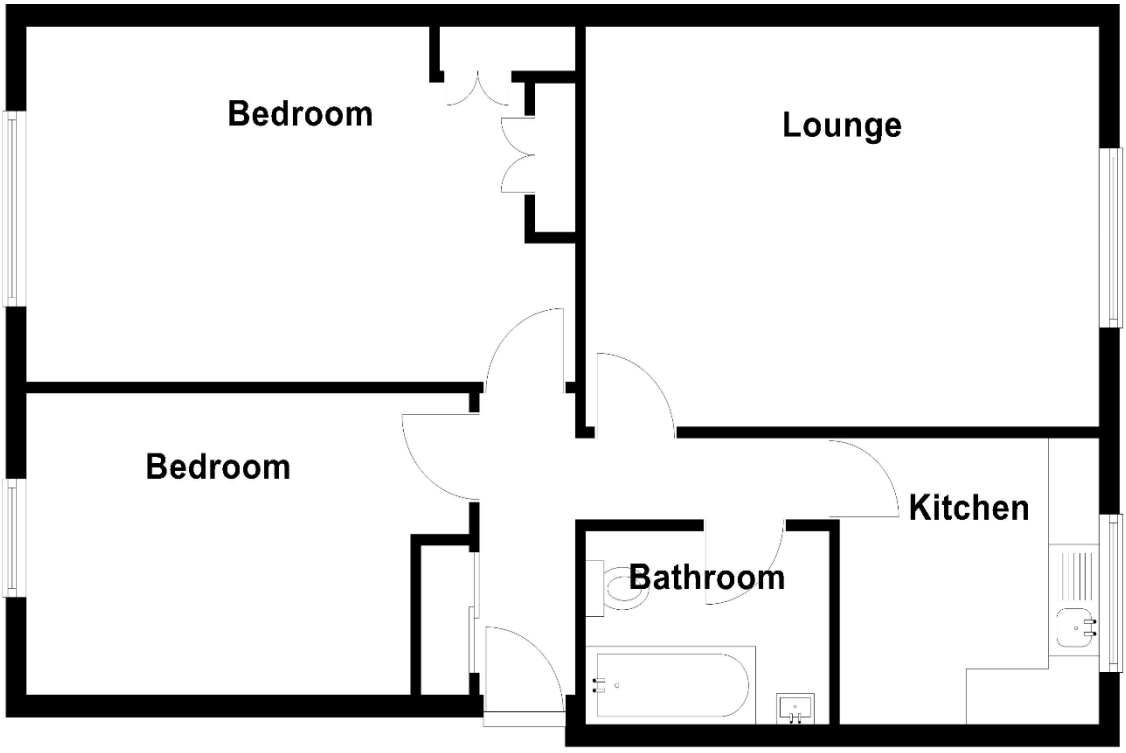
Modern Bathroom 2.3m x 1.5m (7'6" x 4'11")

Garage En-Bloc

Tenure
We are advised by the vendor that the property is leasehold with approx. 138 years remaining on the lease, a service charge of approx. £2,144 per annum and a ground rent of approx. £100 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – B

First Floor

Approx. 65.0 sq. metres (699.6 sq. feet)



Total area: approx. 65.0 sq. metres (699.6 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.