

Horton & Senate



51 Sansome Road, Shirley, Solihull, B90 2BP

£170,000

- NO CHAIN
- LOUNGE/DINER
- FRONT AND REAR GARDENS
- GROUND FLOOR MAISONETTE
- KITCHEN
- CLOSE TO SHIRLEY TRAIN STATION
- TWO DOUBLE BEDROOMS
- BATHROOM

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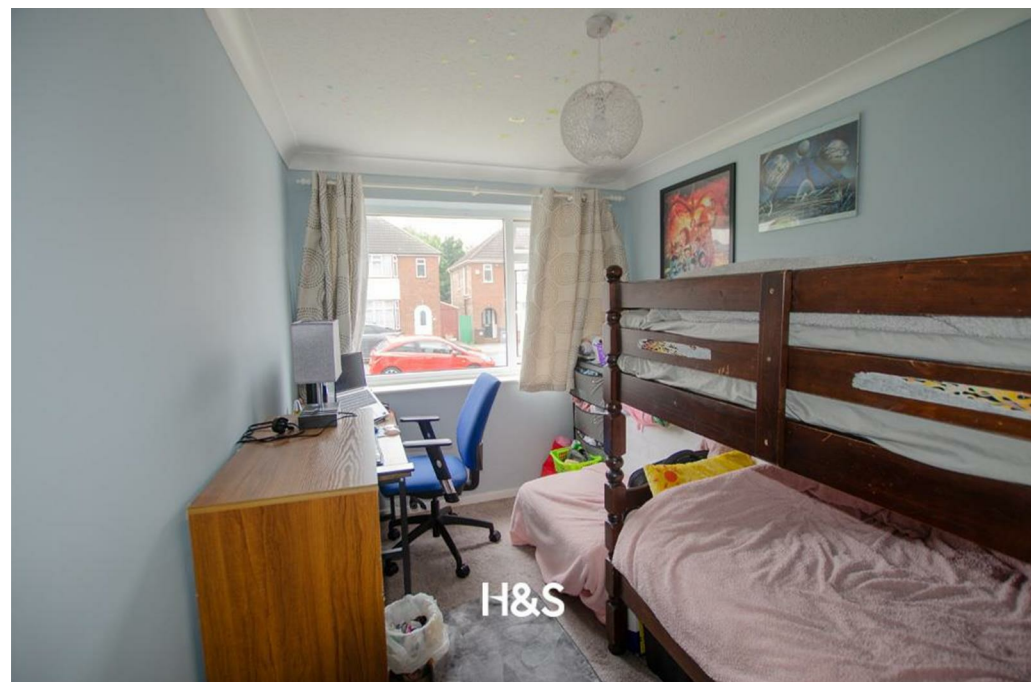
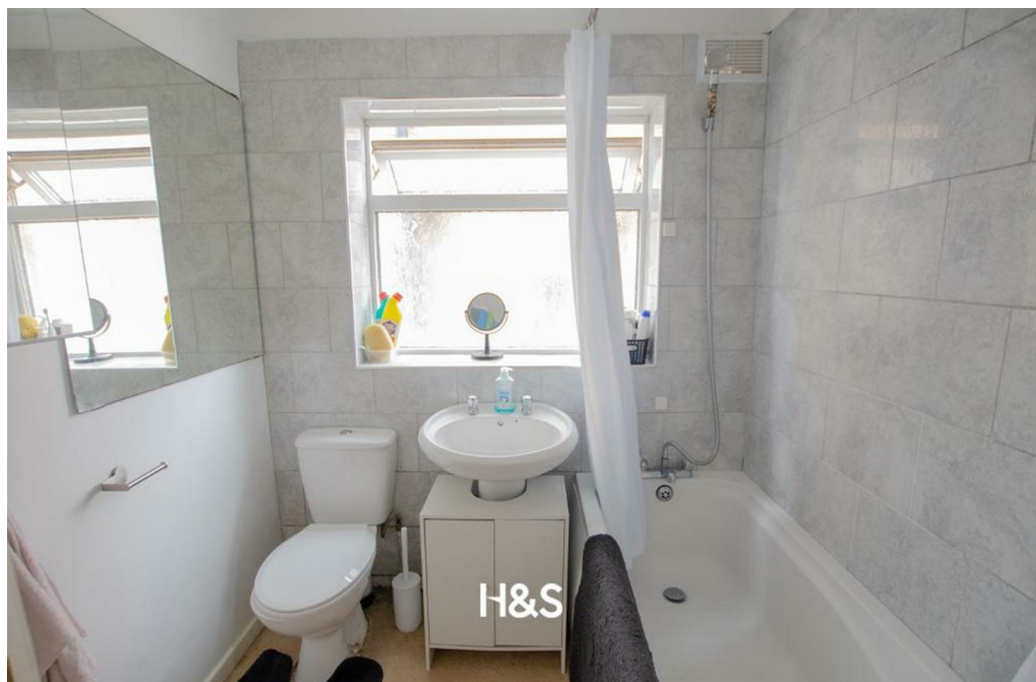
A well presented ground floor maisonette situated in a popular location. The property is within close proximity to Shirley Train Station so is ideal for first time buyers or investment. The property benefits from a lounge/diner, two large bedrooms, kitchen and bathroom.

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Council Tax Band: B



Approach

The property is set back from the road behind lawned fore garden with a paved pathway leading to the double glazed front door

Entrance Hall

With under-stairs storage cupboard and doors leading off to

Lounge Diner 12' 3" x 14' 9" (3.73 x 4.5)

Having a double glazed window overlooking rear garden, wall mounted radiator, light points and feature fireplace

Kitchen to rear 9' 11" x 6' 9" (3.02 x 2.06)

A range of wall and base units, roll edge work surface incorporating stainless steel style sink unit with mixer tap over, double glazed window overlooking rear garden, wall mounted central heating boiler, plumbing for a washing machine

Bedroom One to front 11' 2" x 13' 6" into wardrobe (3.4 x 4.11)

With a double glazed window to front elevation, a range of fitted wardrobes and a central heating radiator

Bedroom Two to front 7' 7" x 12' 11" (2.31 x 3.94)

A double bedroom with a double glazed window to front elevation and a wall mounted radiator.

Bathroom

With three piece suite comprising low level WC, pedestal wash hand basin and panelled bath, obscure double glazed window to side elevation, tiling to waster prone areas and wall mounted radiator

Rear Garden

The property benefits from a rear garden, being mainly laid to lawn with paved patio area and paved pathway extending to side.

Tenure We are advised by the vendor that the property is Leasehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

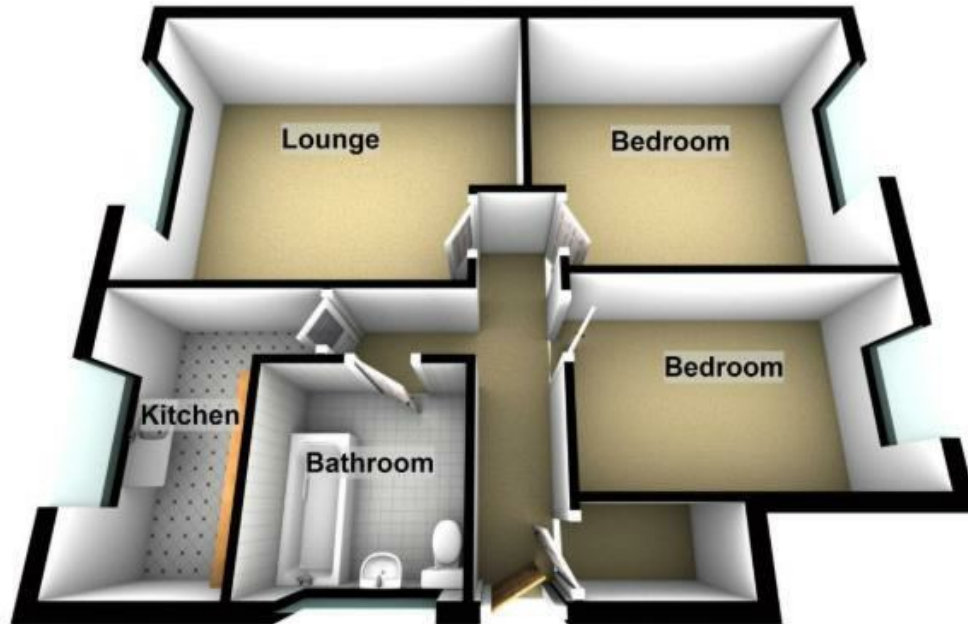
Material Information: Horton & Senate have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.



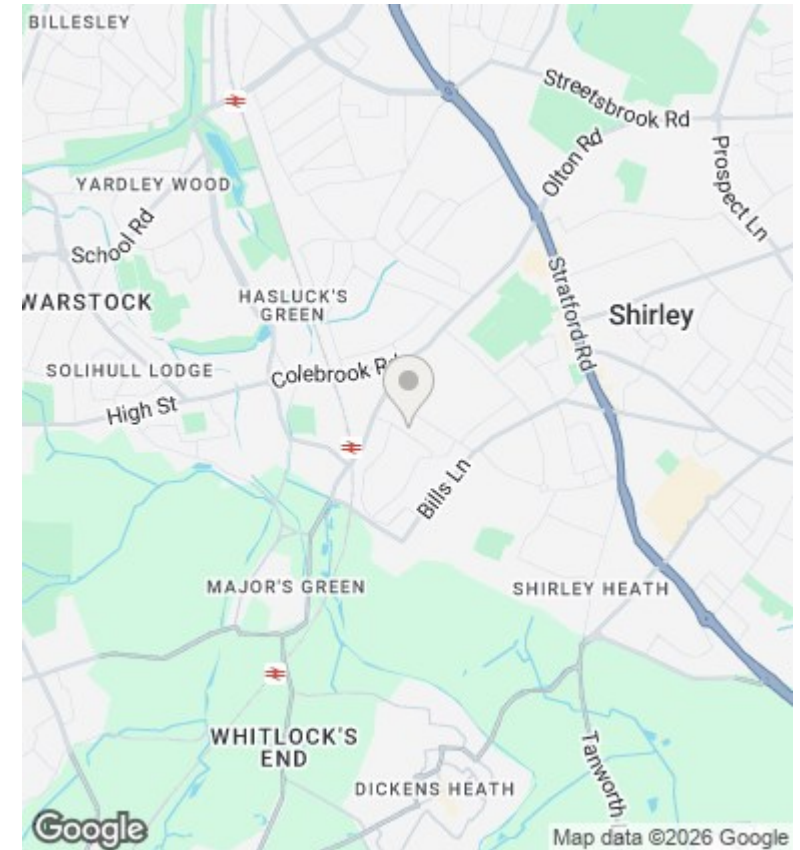


Ground Floor

Approx. 57.8 sq. metres (621.7 sq. feet)



Total area: approx. 57.8 sq. metres (621.7 sq. feet)



Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	