



smart homes

## Northbrook Court, Northbrook Road

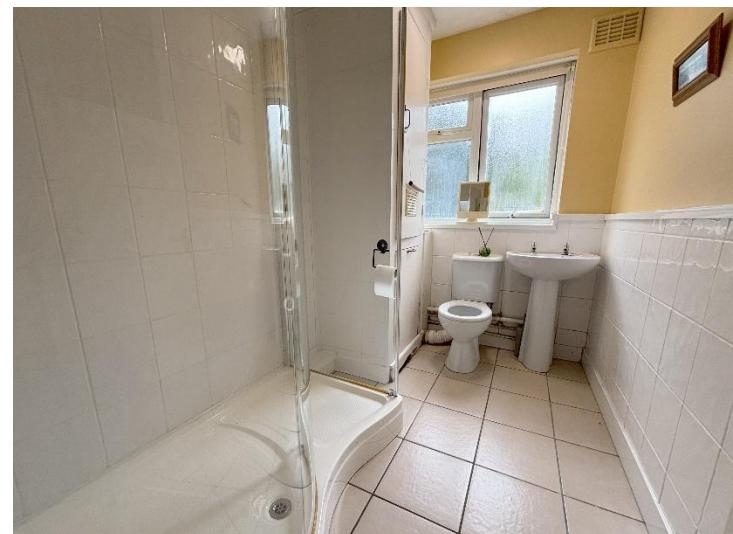
Shirley, Solihull

- A One Bedroom Ground Floor Apartment
- Fitted Kitchen & Modern Shower Room
- Garage En-Bloc & Communal Gardens
- No Upward Chain

**Guide Price £65,000**

Current EPC Rating - D

Current Council Tax Band - B





## Property Description

MODERN AUCTION PROPERTY - T&C's and Buyers Fees Apply

A purpose built ground floor apartment benefiting from no chain, lounge, kitchen, one bedroom, re-fitted shower room, garage en-bloc, pleasant communal gardens replacement Dimplex storage heaters and double glazing

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 gyms 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 to Rear 3.35m x 3.71m (11'0" x 12'2")

Kitchen 2.62m x 1.83m (8'7" x 6'0")

Bedroom to Rear 3.66m x 2.41m (12'0" x 7'11")

Re-Fitted Shower Room 1.7m x 2.9m (5'7" x 9'6")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 36 years remaining on the lease, a service charge of approx. £1,700 per annum and a ground rent of approx. £7.50 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

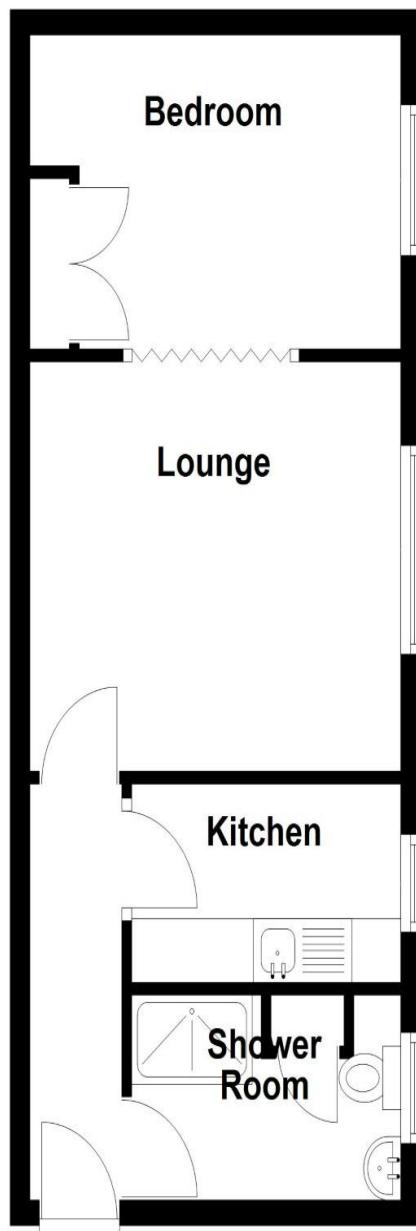
EPC supplied by Nigel Hodges.

Current council tax band – B



## Ground Floor

Approx. 34.4 sq. metres (370.4 sq. feet)



Total area: approx. 34.4 sq. metres (370.4 sq. feet)