

# Horton & Senate



55 Nethercote Gardens, Shirley, Solihull, B90 1BH

£169,950

- Immaculate Condition
- First Floor
- Lounge
- Ideal for First Time Buyers
- Two Bedrooms
- Kitchen
- Popular Location
- Must view!

# 55 Nethercote Gardens, Solihull B90 1BH

An immaculate two bedroom maisonette situated in a popular location. This property is perfect for a first time buyer or buy to let investment. There are two bedrooms, a lounge/diner, modern kitchen, bathroom and a hallway.

2

1

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Council Tax Band: A



**APPROACH** Via a path leading to the enclosed porch;

**PORCH** Double glazed window to side elevation, storage cupboard and door to hall;

**HALLWAY** Stairs leading to the first floor landing;

**LANDING** Storage cupboard doors to rooms;

**LOUNGE/DINER** 16' 8" x 11' 3" (5.09m x 3.44m)  
Double glazed window to the front elevation, door leading to the kitchen and radiator;

**KITCHEN** 8' 11" x 8' 7" (2.72m x 2.62m) A range of wall and floor base units with work surface over incorporating an inset sink. There is plumbing for a washing machine and space for an oven. A double glazed window to the rear elevation and tiling to splash prone areas;

**BEDROOM ONE** 8' 11" x 10' 3" (2.73m x 3.13m)  
Double glazed window to the rear elevation, central heating radiator and space for wardrobes

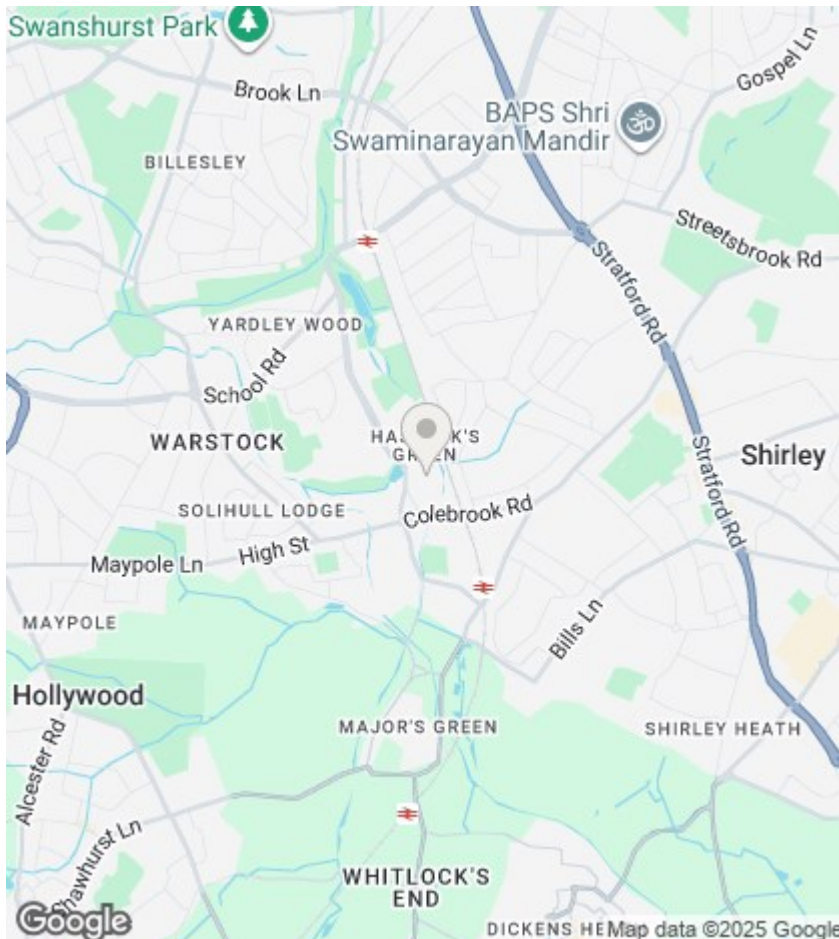
**BEDROOM TWO** 9' 0" x 13' 6" (2.75m x 4.14m)  
Double glazed window to the front elevation and central heating radiator;

**BATHROOM** Suite comprises of a panelled bath, wc and sink. There is tiling to splash prone areas and an obscure double glazed window to the rear elevation.









## Directions

## Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

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

