



smarthomes

Portershill Drive

Shirley, Solihull

- A Good Size Semi Detached Retirement Bungalow
- Two Bedrooms
- Lounge With Direct Access To Communal Gardens
- Kitchen Breakfast Room
- 24/7 Warden Controlled With Communal Areas Including Lounge & Laundry
- Shower Room
- No Upward Chain

£225,000

Current EPC Rating 48 (E)

Current Council Tax Band C





Property Description

Offered with no upward chain, a good size two bedroom semi detached retirement bungalow set within well maintained communal gardens, with accommodation comprising lounge, kitchen breakfast room, two bedrooms, shower room, direct access from lounge leading out to communal gardens and off-road parking

Portershill Drive residents enjoy communal facilities including resident warden on site 24/7, Careline system, on-site laundry, a communal lounge where there are coffee mornings and a range of social activities

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 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. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



Rooms & Measurements

Entrance Lobby

Lounge/Diner - 6.1m (max) x 3.7m (20'0" x 12'1")

Fitted Kitchen - 4.3m x 2.2m (14'1" x 7'2")

Inner Hallway

Bedroom One - 3.5m x 3.2m (11'5" x 10'5")

Bedroom Two - 2.8m x 2.5m (9'2" x 8'2")

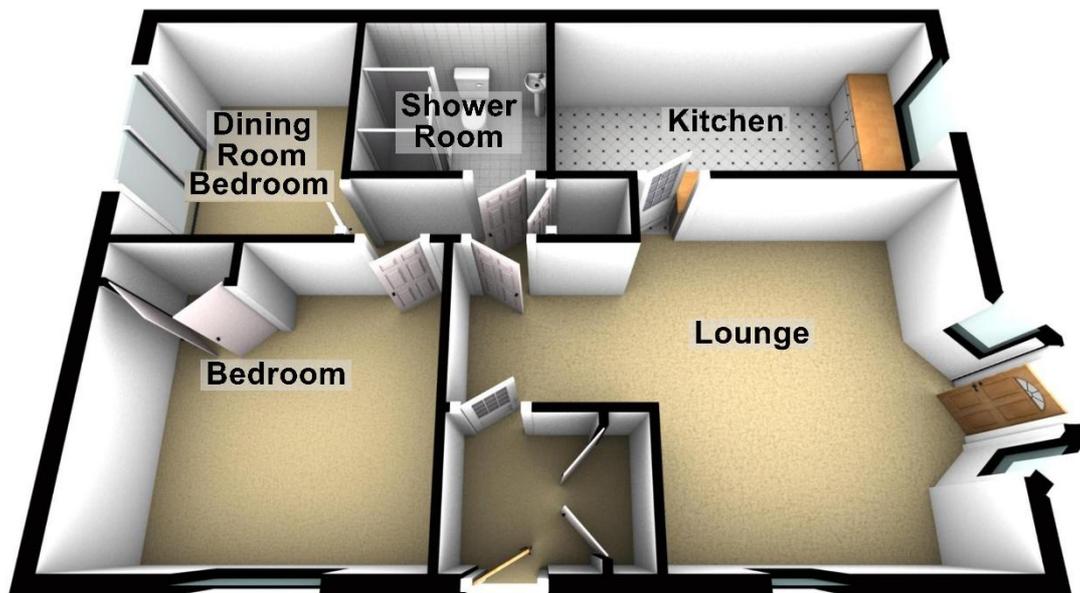
Shower Room - 2m x 1.7m (6'6" x 5'6")

Tenure

We are advised by the vendor that the property is leasehold with approx. 57 years remaining on the lease, a service charge of approx. £2,677.14 per annum and a ground rent of approx. £75 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Vendor

Current council tax band – C



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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.