



smarthomes

Lucas Boulevard

Shirley, Solihull

- A Recently Constructed Mid Terrace Property
- Two Double Bedrooms
- Lounge Diner
- Modern Fitted Kitchen

£325,000

Current EPC Rating - 84 (B)
Current Council Tax Band - C





Property Description

A recently constructed mid-terrace property offering two double bedrooms, lounge diner, modern kitchen, guest WC, en suite to master and family bathroom, private rear garden, off-road parking, UPVC double glazing and gas central heating

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. 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

Entrance Hall

Guest WC to Front

Fitted Kitchen to Front - 3.6m x 1.7m (11'9" x 5'6")

Lounge Diner to Rear - 5.4m x 3.9m (17'8" x 12'9")

Master Bedroom - 4m x 3.9m (13'1" x 12'9")

En Suite Shower Room

Bedroom Two to Front - 3.9m x 2.4m (12'9" x 7'10")

Family Bathroom - 1.9m x 1.8m (6'2" x 5'10")

Tenure

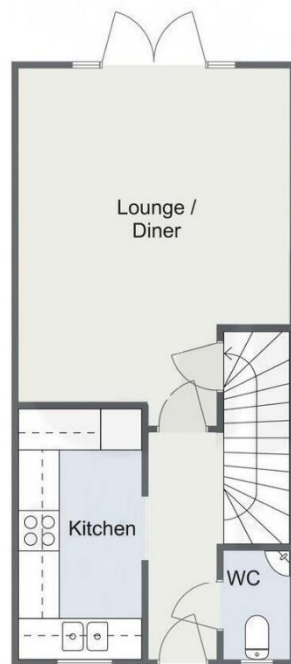
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by vendor

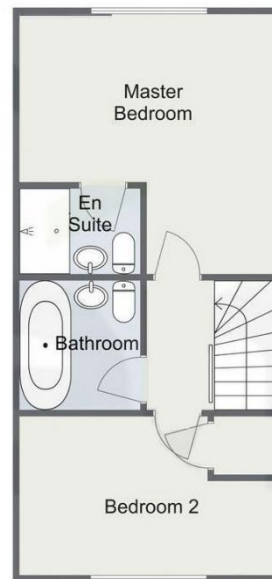
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Ground Floor



First Floor



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Shirley
Solihull
B90 3DN

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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.