



smarthomes

## Nethercote Gardens

Shirley, Solihull

- A Very Well Presented First Floor Maisonette
- Two Double Bedrooms
- Modern Fitted Kitchen & Separate Lounge/Diner
- Re-Fitted Bathroom

**Offers Over £165,000**

Current EPC Rating - C  
Current Council Tax Band - B





## Property Description

A very well presented first floor maisonette situated in a most convenient location and benefiting from a long lease. Offering accommodation comprising a spacious lounge/diner, re-fitted kitchen, two double bedrooms and a re-fitted bathroom

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

Spacious Lounge/Diner to Front 5m x 3.4m (16'4" x 11'1")

Re-Fitted Kitchen to Rear 2.8m x 2.5m (9'2" x 8'2")

Bedroom One to Front 4.1m x 2.7m (13'5" x 8'10")

Bedroom Two to Rear 3.5m x 2.7m (11'5" x 8'10")

Re-Fitted Bathroom to Rear 1.9m x 1.6m (6'2" x 5'2")

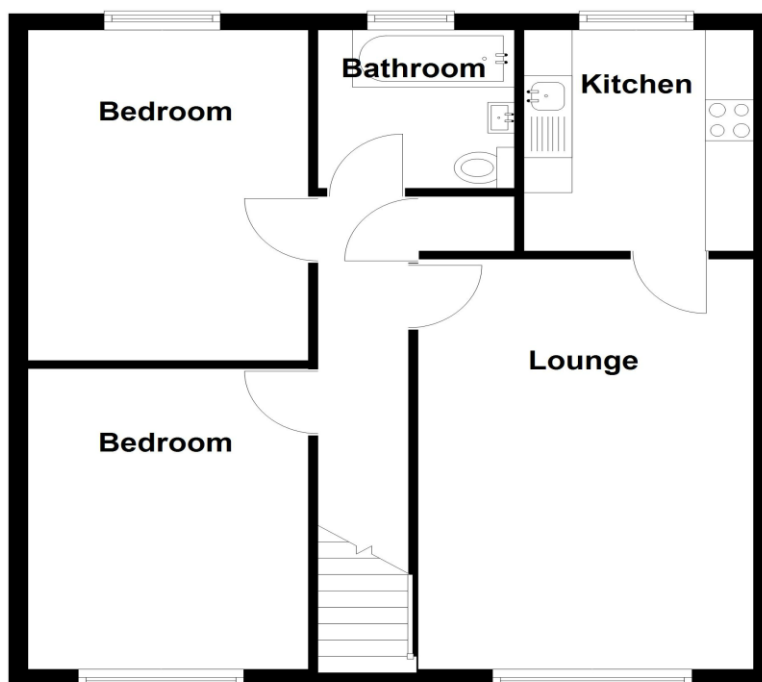
### Tenure

We are advised by the vendor that the property is leasehold with approx. 128 years remaining on the lease and a ground rent of approx. £30 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - B



### First Floor

Approx. 58.9 sq. metres (633.8 sq. feet)



Total area: approx. 58.9 sq. metres (633.8 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

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.