



**Scholars Court Tythe Barn Lane, Shirley Solihull B90 1PF**

**welcome to**

## **Scholars Court Tythe Barn Lane, Shirley Solihull**

**\*\* NO CHAIN \*\* GROUND FLOOR APARTMENT \*\* OPEN PLAN LIVING \*\* TWO BEDROOMS \*\* ENSUITE \*\* ALLOCATED TWO PARKING SPACES \*\* EXCELLENT LOCATION \*\* WELL PRESENTED THROUGHOUT \*\* WALKING DISTANCE TO TRAIN STATION\*\***

### **Entrance Hall**

Two wall lights, cupboard, radiator.

### **Lounge**

17' 11" x 11' 9" ( 5.46m x 3.58m )

Double glazed window to the side, two ceiling light point, radiator.

### **Kitchen**

14' 2" x 12' 11" ( 4.32m x 3.94m )

Double glazed window to the side and front, spotlights, sink, integrated fridge and freezer, integrated washing machine, cupboard with gas boiler, built in gas hob, radiator.

### **Bedroom One**

11' 2" into wardrobe x 9' ( 3.40m into wardrobe x 2.74m )

Double glazed window to front, ceiling light point, built in wardrobe, radiator.

### **En Suite**

5' 8" x 5' 7" ( 1.73m x 1.70m )

Shower, sink, extractor, radiator, spotlights, w/c.

### **Bedroom Two**

13' 4" x 7' 7" ( 4.06m x 2.31m )

Double glazed window to front, ceiling light point, radiator.

### **Bathroom**

8' 11" x 7' 9" ( 2.72m x 2.36m )

Shower, sink, spotlights, bath, w/c, extractor.





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## Scholars Court Tythe Barn Lane, Shirley Solihull

- NO UPWARD CHAIN
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- ENSUITE
- TWO ALLOCATED PARKING SPACES

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1750.00

Ground Rent: 209.00

This is a Leasehold property with details as follows; Term of Lease 149 years from 30 May 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£234,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
SLY111439 - 0011

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