



27 ATHERSTONE CLOSE, SHIRLEY, SOLIHULL, B90 1AU

ASKING PRICE OF £165,000

EPC: E Council Tax Band: B



Two double bedroom ground floor maisonette with a garden. Offered with no chain. Close to local amenities and within walking distance to the train station. The accommodation briefly comprises of a spacious lounge, kitchen, two double bedrooms, bathroom and garden to the rear with a shed for storage. Situated in a quiet cul-de-sac.

- GROUND FLOOR
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- QUIET CUL-DE-SAC LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES
- TRAIN STATION WITHIN WALKING DISTANCE
- CHAIN FREE

**APPROACH** Pathway to property with grass lawn area, flower bedding and shrubbery.

**LOUNGE** A light spacious lounge with ceiling lights and window to the front overlooking the garden.

**KITCHEN** Fitted kitchen with wall and floor units, sink and drainer, electric oven and hob. Space for fridge/freezer. Wood effect flooring and window to the front.

**BEDROOM ONE** Double size bedroom.

**BEDROOM TWO** Double bedroom.

**BATHROOM** Walk-in shower, sink and WC with storage unit.

**GARDEN** Garden to the rear with a patio area and shed for storage.

**GARAGE**



## Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

Length of Lease: 127 years (at 2026)

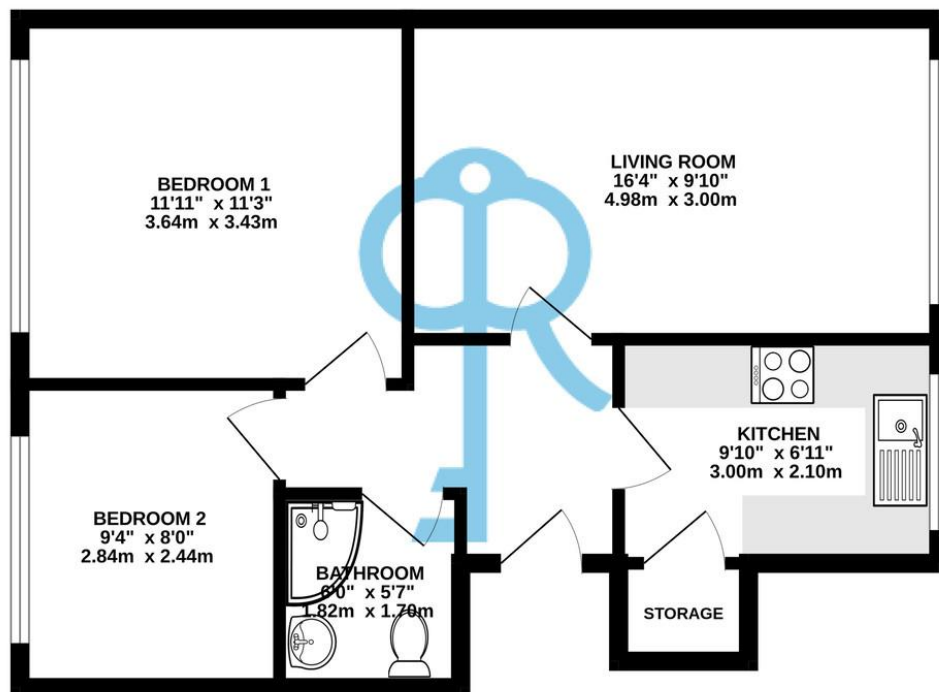
Ground Rent: Peppercorn



*Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*



GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq.ft. (50.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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