



smarthomes

## Nethercote Gardens

Shirley, Solihull, B90 1BJ

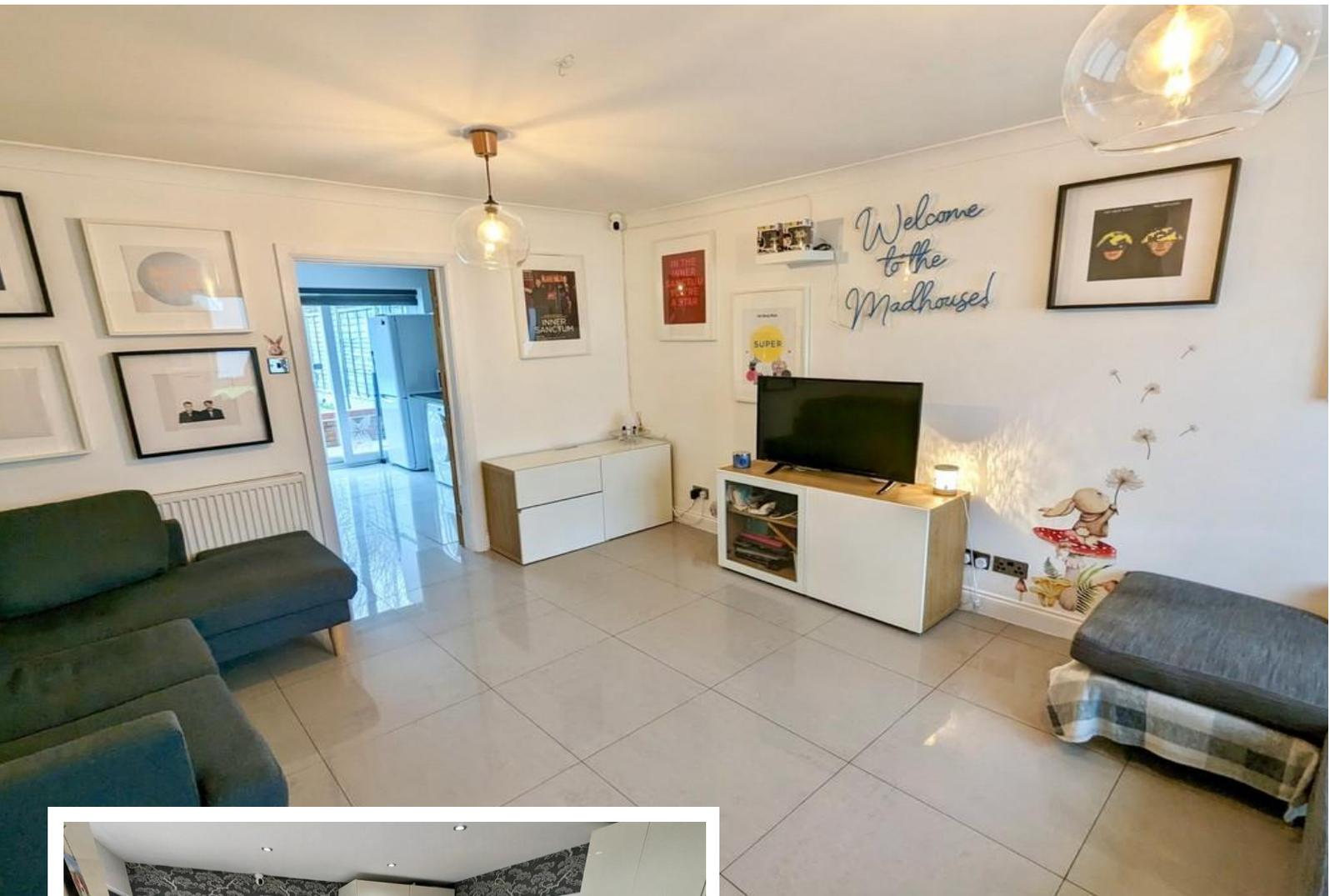
- A Well Presented Mid Terrace Property
- Three Bedrooms
- Breakfast Kitchen
- Low Maintenance West Facing Rear Garden

**£275,000**

EPC Rating 73

Current Council Tax Band C





## Property Description

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 Waitrose, 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.

The property is set back from the road behind a lawned fore garden with paved pathway extending to UPVC double glazed door leading through to

### **Entrance Hallway**

With ceiling light point, radiator, stairs leading to the first floor accommodation, tiled flooring and door leading through to



### **Lounge to Front**

12' 0" x 15' 2" (3.66m x 4.62m) With double glazed window to front elevation, tiled flooring, two ceiling light points, radiator and door leading through to

### **Breakfast Kitchen to Rear**

15' 2" x 10' 8" (4.62m x 3.25m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, space and plumbing for washing machine, tumble dryer and dishwasher, space for fridge freezer, breakfast bar area, cupboard housing boiler, radiator, spot lights to ceiling, door to useful under-stairs storage/pantry cupboard, double glazed window to rear and double glazed sliding patio door leading out to the rear garden



### **Accommodation on the First Floor**

#### **Landing**

With ceiling light point, airing cupboard, loft hatch and doors leading off to

#### **Bedroom One to Front**

13' 3" x 8' 4" (4.04m x 2.54m) With double glazed window to front elevation, radiator, ceiling light point and built-in wardrobes





### Bedroom Two to Rear

10' 11" x 8' 5" (3.33m x 2.57m) With double glazed window to rear elevation, radiator, ceiling light point and built-in wardrobe

### Bedroom Three to Front

6' 7" x 10' 0" (2.01m x 3.05m) With double glazed window to front elevation, radiator, ceiling light points and over-stairs cupboard

### Family Bathroom to Rear

6' 6" x 7' 6" (1.98m x 2.29m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to walls, tiled flooring, obscure double glazed window to rear, ladder style radiator and spot lights to ceiling



### West Facing Rear Garden

Being low maintenance with artificial lawn, paved patio and fencing to boundaries

### Tenure

We are advised by the vendor that the property is freehold, 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 vendor. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 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.