



# Nethercote Gardens, Shirley

## Offers Around £169,950

- GROUND FLOOR MAISONETTE
- LOUNGE DINER
- TWO DOUBLE BEDROOMS
- REAR GARDEN
- CUL DE SAC POSITION
- HALLWAY
- KITCHEN
- BATHROOM
- CONVENIENT LOCATION
- NO UPWARD CHAIN

This purpose built first floor maisonette is situated on this popular development close to the River Cole.

There is pedestrian access directly from Nethercote Gardens out on to Colebrook Road and Priory Road where there are local shops and pedestrian access through to Shirley Railway Station, offering commuter services to the City of Birmingham and Stratford upon Avon. There are further local shops on Haslucks Green Road, and continuing into the town centre of Shirley on the main A34 Stratford Road one will find an excellent array of shops, together with a thriving business community which extends south to the Cranmore, Widney, Monkspath and Solihull Business Parks and the Blythe Valley Business Park, which sits on the junction of the M42 motorway and is some four miles from the property. The motorway forms the hub of the national motorway network and a short journey down it will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Frequent bus services operate along Colebrook Road and Haslucks Green Road as well as along the A34 Stratford Road into the city centre of Birmingham and its outlying suburbs, and there are good local junior and infant schools close by in Aqueduct Road, Haslucks Green Road and nearby Velsheda Road. We understand that senior schooling is catered for at Light Hall School, although all education facilities are subject to confirmation from the Education Department.

An excellent location therefore for this first floor maisonette which is set back from the road behind a paved pathway access leading directly to the

#### **PORCH**

Having ceiling light point and door opening to

#### **LOUNGE DINER**

**16'3" x 11'2" (4.95m x 3.40m)**



Having double glazed window to front aspect, two ceiling light points, two wall mounted electric heaters, laminate flooring and coved cornice to ceiling

#### **KITCHEN**

**8'8" x 8'7" (2.64m x 2.62m)**



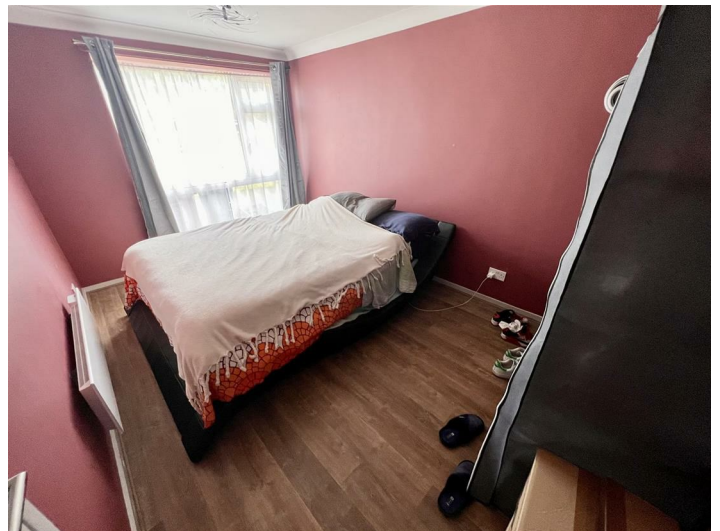
Having a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, space for cooker with extractor over, space and plumbing for washing machine, space for tumble dryer and fridge freezer, ceiling light point and laminate flooring

#### **INNER HALLWAY**

Having recessed lights, laminate flooring, door to under stair storage, further storage cupboard housing hot water cylinder, doors off to the two double bedrooms and bathroom

#### **BEDROOM ONE**

**13'6" x 8'11" (4.11m x 2.72m)**



Having double glazed window to front aspect, ceiling light point, wall mounted electric heater and laminate flooring

**BEDROOM TWO**  
**11'4" x 8'10" (3.45m x 2.69m)**



Having double glazed window to rear aspect, ceiling light point, wall mounted electric heater and laminate flooring

**BATHROOM**



Having double glazed window to rear aspect, panel bath with electric shower over, vanity unit with wash hand basin and low level wc, recessed lights, tiled walls and floor and extractor fan

**REAR GARDEN**



Having paved patio with the rest laid mainly to lawn

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

### Ground Floor



#### COUNCIL TAX - Band B

#### TENURE

We are advised that the property is Leasehold and that there is 120 years remaining on the lease but as yet we have not been able to verify this.

#### VIEWING

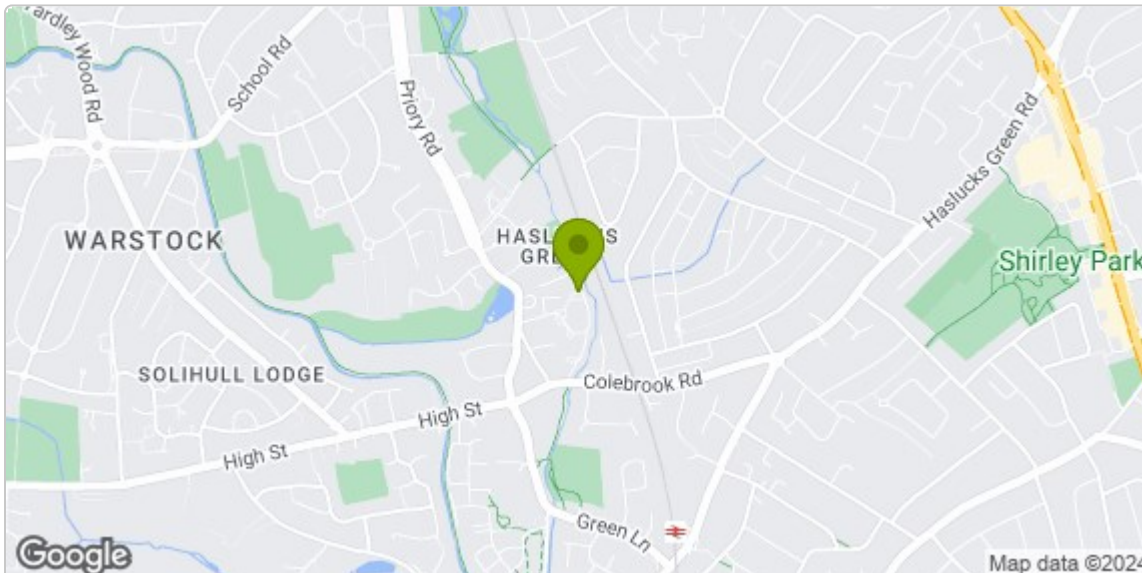
By appointment only please with the Shirley office on 0121 744 2801.

#### THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:  
139 Nethercote Gardens  
Shirley Solihull B90 1BJ

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	53	75
England & Wales		
EU Directive 2002/91/EC		

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