



# Yardley Wood Road, Shirley

## Offers Around £154,950

- ENTRANCE LOBBY
- LOUNGE
- TWO DOUBLE BEDROOMS
- SEPARATE WC
- EXTENDED LEASE
- LANDING RECEPTION
- KITCHEN
- BATHROOM
- GARDENS FRONT & REAR
- NO UPWARD CHAIN



Yardley Wood Road is in a convenient location for local shops. It is located off the main High Street, Solihull Lodge along which is Peterbrook Junior and Infant School and frequent bus services which provide access to the Maypole where a Sainsbury's supermarket and local shops are sited or, in the other direction to the A34 Stratford Road in the town centre of Shirley, passing by a number of shops and access to Shirley Railway Station from where commuter services operate to Birmingham and beyond.

There is easy access via the Maypole and Hollywood By-Pass to Junction 3 of the M42 motorway at Portway. The M42 forms the hub of the national motorway network and provides access, via the junction with the A45, to the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport and Railway Station.

An excellent location therefore for this purpose built first floor maisonette which is set back from the road behind a deep grass verge and lawned foregarden with side paved pathway access to a UPVC double glazed front door which opens to the

### **ENTRANCE LOBBY**

Having ceiling light point and staircase with UPVC double glazed window over, leading to the

### **LANDING RECEPTION**

Having ceiling light point, laminate wooden flooring, central heating radiator, doors radiating off and loft hatch access with drop down ladder leading to the loft space

### **LOUNGE**

**14'9" x 11'10" (4.50m x 3.61m)**



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, laminate wooden flooring and fire surround with inset living flame effect gas fire

### **KITCHEN**

**10'6" x 8'9" (3.20m x 2.67m)**



Having UPVC double glazed window to the front, recessed ceiling spotlights, central heating radiator, laminate wooden flooring and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, gas cooker point, space and plumbing for washing machine and dishwasher

### **BEDROOM ONE**

**14'2" x 10'10" (4.32m x 3.30m)**



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

## BEDROOM TWO

11'9" x 8'11" (3.58m x 2.72m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and laminate wooden flooring

## BATHROOM



Having ceiling light point, extractor fan, central heating radiator, panelled bath with mixer shower over and glazed screen, pedestal wash hand basin, UPVC double glazed window to the side, full height wall tiling and airing cupboard housing the combi central heating boiler

## SEPARATE WC

Having UPVC double glazed window to the side, ceiling light point, central heating radiator and low level WC

## OUTSIDE

### GARDEN STORE

Having gate style door

## REAR GARDEN



Accessed via a pathway that extends alongside the ground floor maisonette garden and leading to a wrought iron gate that opens into the independent garden which is mainly laid to lawn with defined fence and hedgerow boundaries, decked terrace area and additional paved patio to the top with garden shed

### DILAPIDATED REAR GARDEN

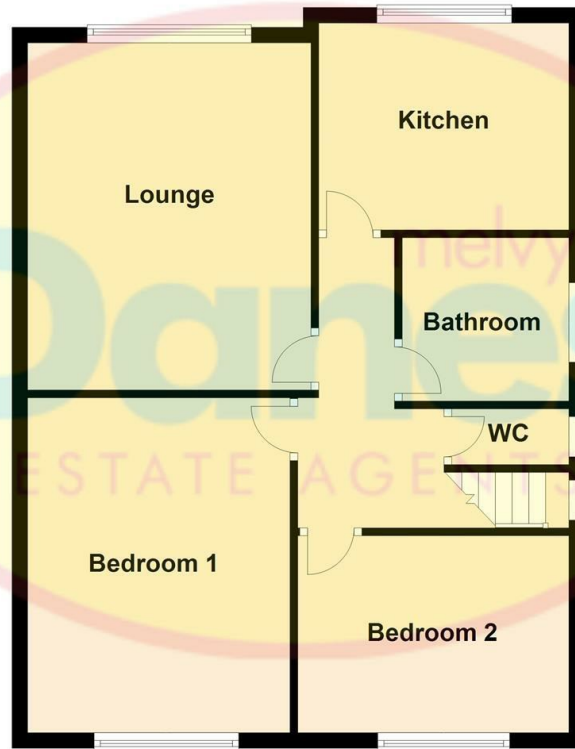
To the rear of the properties are garage blocks in which are in need of considerable repair so while this constitutes part of the title we would advise that it is not currently serviceable



## 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.

### First Floor



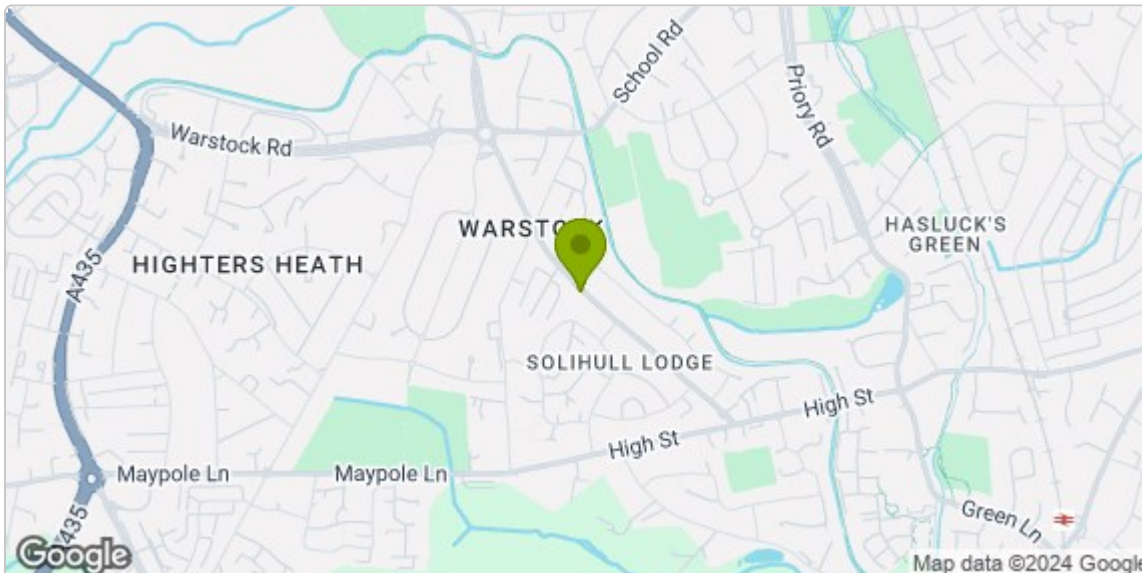
**TENURE:** We are advised that the property is Leasehold with approximately 131 years remaining and subject to a current ground rent of £100 per year.

**COUNCIL TAX BAND:** B

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
Yardley Wood Road Shirley  
Solihull B90 1JZ

**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>	75	75
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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