



Mallaby Close, Shirley

Offers Around £139,950

- FIRST FLOOR MAISONETTE
- HALLWAY
- KITCHEN
- BATHROOM
- SHORT LEASE
- ENTRANCE LOBBY
- LOUNGE DINER
- TWO BEDROOMS
- GARAGE EN BLOC
- NO UPWARD CHAIN

Constructed by Bryant Homes and being situated on the popular 'Badgers' development, this purpose built first floor maisonette enjoys an excellent location off Bills Lane. There is access from the development through out into Stretton Road, where there is a local shop and access to Woodlands Infant School and Light Hall Senior School, in whose catchment area we advised the property currently falls. Alternatively one may continue along the pathway that leads to the property and out onto Bills Lane itself, along which run local bus services. From Bills Lane, one can walk via Neville Road though a walkway which will lead to Shirley Railway Station, approximately one mile away.

The more comprehensive shopping of Shirley will be found at the far end of Bills Lane, approximately one mile from the property on the A34 Stratford Road in the town centre. Here one has an excellent choice of shopping, restaurants and hostelrys, a thriving business community which extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks. Beyond here is the junction of the M42 motorway, two junctions down which will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

A superb location therefore, for this well presented property which sits back from the road behind a paved pathway which leads in turn to a part double glazed front door with side bin store, which opens to the

ENTRANCE LOBBY

Having ceiling light point and staircase rising to the first floor accommodation

LANDING RECEPTION

Stairs rising to hallway having ceiling light point, loft access and doors off to the two double bedrooms, bathroom, storage cupboard and

LOUNGE DINER

16'4" x 10'10" (4.98m x 3.30m)



Having double glazed window to front elevation, two ceiling light points, central heating radiator and door to



KITCHEN

8'9" x 8'3" (2.67m x 2.51m)



Having double glazed window to rear elevation, a fitted kitchen with a range of wall and base units with roll top work surface over incorporating one and a half bowl stainless steel sink with mixer tap over, electric oven, four ring electric hob with extractor over, recessed lights, space and plumbing for washing machine, space for under counter fridge and freezer, wall mounted gas central heating boiler, recessed lights and tiled floor

BEDROOM ONE
15'11" x 9'7" (4.85m x 2.92m)



Having double glazed window to front elevation, ceiling light point, central heating radiator, door to storage cupboard, built in wardrobe and laminate flooring

BEDROOM TWO
9'3" x 9'7" (2.82m x 2.92m)



Having double glazed window to rear elevation, ceiling light point and central heating radiator

BATHROOM



Having double glazed window to rear elevation, ceiling light point and central heating radiator

GARAGE EN BLOC

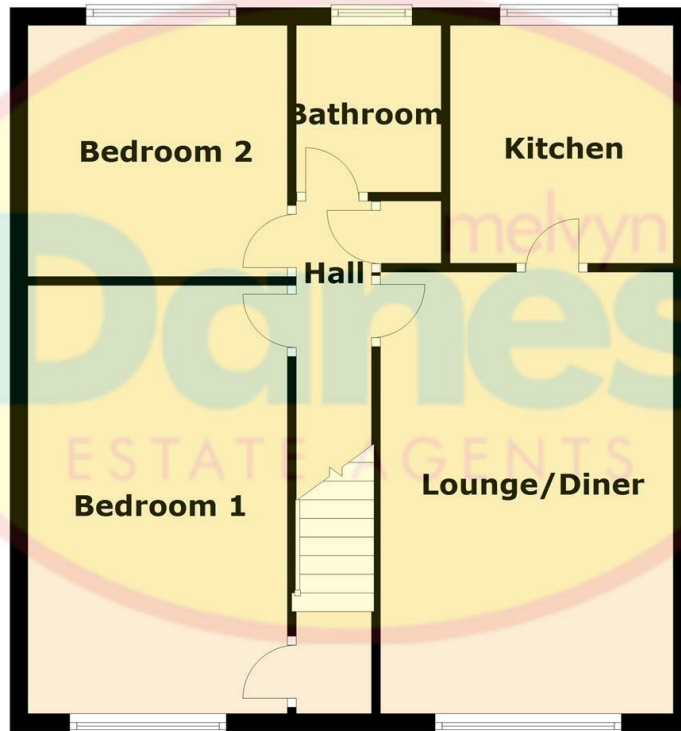


Having up and over door

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



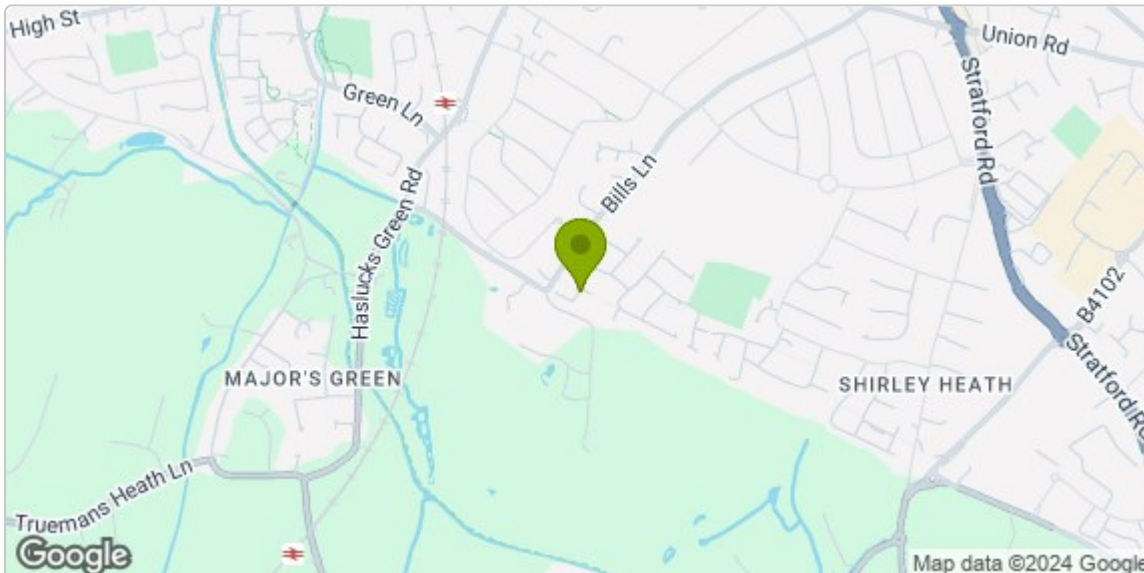
TENURE: We are advised that the property is Leasehold with approximately 51 years remaining on the lease. There is an annual ground rent of approximately £26. The service charge is approximately £47.50.

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:
44 Mallaby Close Shirley
Solihull B90 2PW

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	77
England & Wales	EU Directive 2002/91/EC	

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