



# Nethercote Gardens, Shirley

## Offers Around £259,950

- RECEPTION HALLWAY
- DINING KITCHEN
- THREE BEDROOMS
- REAR GARDEN
- POPULAR LOCATION
- LOUNGE
- CONSERVATORY
- BATHROOM
- REAR GARAGE
- NO UPWARD CHAIN

This well maintained Bryant built town house 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 property which is situated back from the road behind a full width block paved driveway that leads in turn to the

### RECESSED PORCH

Having tiled flooring, adjacent bin store and UPVC double glazed door opening to the

### RECEPTION HALLWAY

Having ceiling light point, central heating radiator, door opening to the lounge and staircase rising to the first floor accommodation

### LOUNGE

15'1" max x 12'0" max (4.60m max x 3.66m max)



Having UPVC double glazed window to the front, two ceiling light points, decorative fire surround, central heating radiator and door opening to the

### DINING KITCHEN

15'1" max 10'6" (4.60m max 3.20m)



Having sealed unit window and sliding double glazed patio style doors to the conservatory, understairs storage cupboard, central heating radiator, two ceiling light points and being fitted with a range of wall and base mounted storage units with work surfaces over incorporating sink and drainer with mixer tap, electric double oven with halogen hob and extractor canopy over, integrated fridge and dishwasher and space with plumbing for an automatic washing machine



### CONSERVATORY

**14'7" x 8'0" (4.45m x 2.44m)**

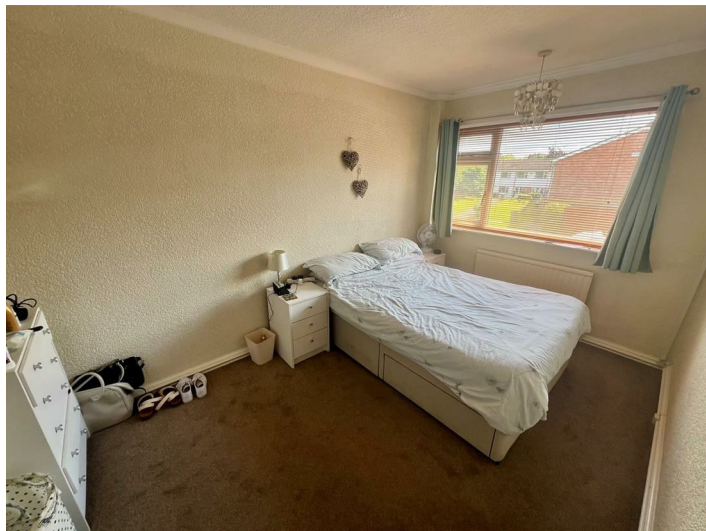
Having UPVC double glazed double opening doors and windows to the rear garden, two wall light points and central heating radiator

### FIRST FLOOR LANDING

Having loft hatch access, ceiling light point, doors radiating off and airing cupboard housing the combi central heating boiler

### BEDROOM ONE

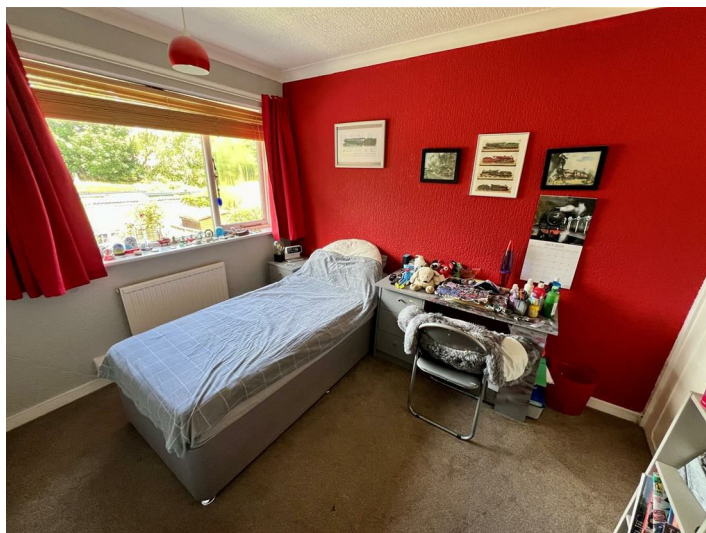
**15'1" x 8'4" (4.60m x 2.54m)**



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

### BEDROOM TWO

**10'10" x 8'4" (3.30m x 2.54m)**



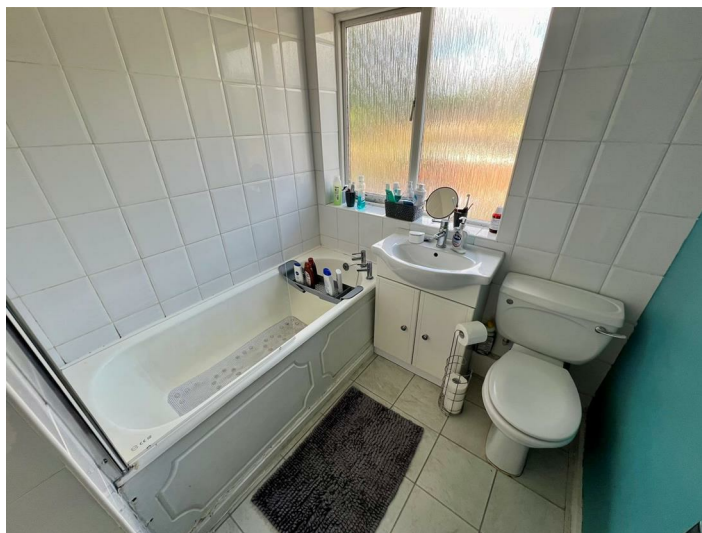
Having sealed unit double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobe

### BEDROOM THREE

**10'0" max x 6'5" max (3.05m max x 1.96m max)**

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and over bulkhead storage cupboard

### BATHROOM



Having ceiling light point, heated towel rail, sealed unit double glazed window to the rear and having a white suite comprising of panelled bath with electric shower over and glazed screen, vanity unit with inset wash hand basin and low level WC

### REAR GARDEN



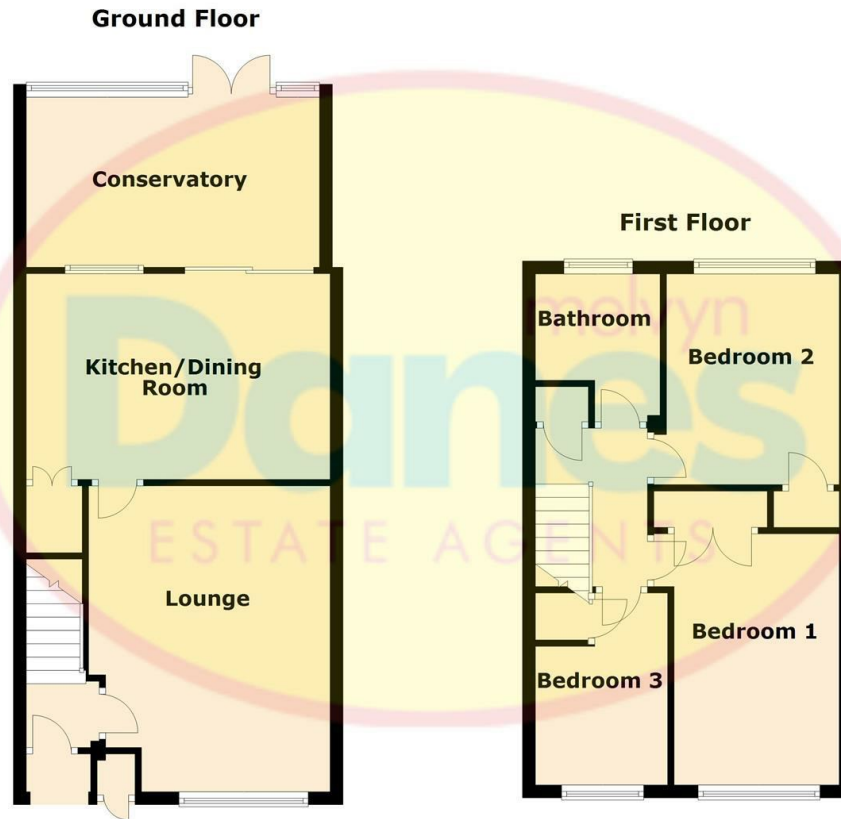
Having paved areas with small lawn and defined fence boundaries, UPVC door opening to the

### REAR GARAGE

Having up and over door to the rear access driveway, light and power

## 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.



### TENURE

We are advised that the property is Freehold; however the garage is leasehold and the vendor advises that no ground rent has been collected for approximately the last ten years. Further information can be sought by the purchasers solicitor for any interested party.

### VIEWING

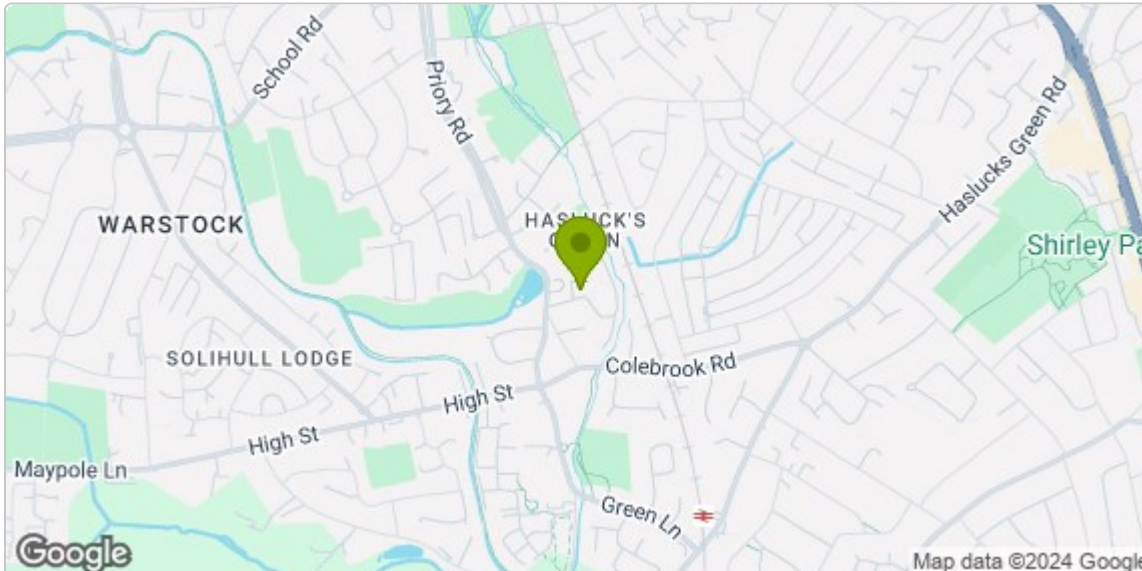
By appointment only please with the Shirley office on 0121 744 2801.

### 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:**  
45 Nethercote Gardens Shirley  
Solihull B90 1BH

**Council Tax Band:** C

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		
		<b>80</b>
	<b>62</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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