

Victoria Crescent, Shirley

Offers Around £200,000

- FIRST FLOOR APARTMENT
- HALLWAY
- TWO BEDROOMS
- ALLOCATED PARKING SPACE
- NO UPWARD CHAIN
- SECURE COMMUNAL ENTRANCE
- OPEN PLAN LIVING
- BATHROOM
- IMMACULATELY PRESENTED
- CONVENIENT LOCATION

Victoria Crescent was constructed approximately 5 years ago, a smaller development most conveniently located for the amenities of Shirley Town Centre.

The main shopping centre in Shirley just a short walk away and offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own railway station providing a train service to Birmingham City Centre and Stratford upon Avon.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks, and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

A path from the parking area leads to

COMMUNAL ENTRANCE

Having secure communal entrance with stairs rising to the first floor landing where there is an entrance door opening into

HALLWAY

Having double glazed window, three ceiling light points, central heating radiator, laminate flooring and doors off to storage cupboard, two bedrooms, bathroom and

OPEN PLAN LIVING

25'8" max x 1'4" max (7.82m max x 0.41m max)



KITCHEN AREA



Having double glazed window, a range of fitted wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap, four ring gas hob with extractor over, electric oven, space and plumbing for washing machine and slimline dishwasher, cupboard housing gas central heating boiler, recessed lights, central heating radiator and laminate flooring

LOUNGE AREA



Having Juliette balcony, two double glazed windows, ceiling light point and two central heating radiators

BEDROOM ONE

14'8" max x 9'11" max (4.47m max x 3.02m max)



Having double glazed window, built in wardrobe with sliding doors, ceiling light point and central heating radiator

BEDROOM TWO

10'9" x 5'7" (3.28m x 1.70m)



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

BATHROOM



Having panel bath with thermostatic shower and glazed screen, wall mounted wash hand basin, low level wc, recessed lights and central heating radiator

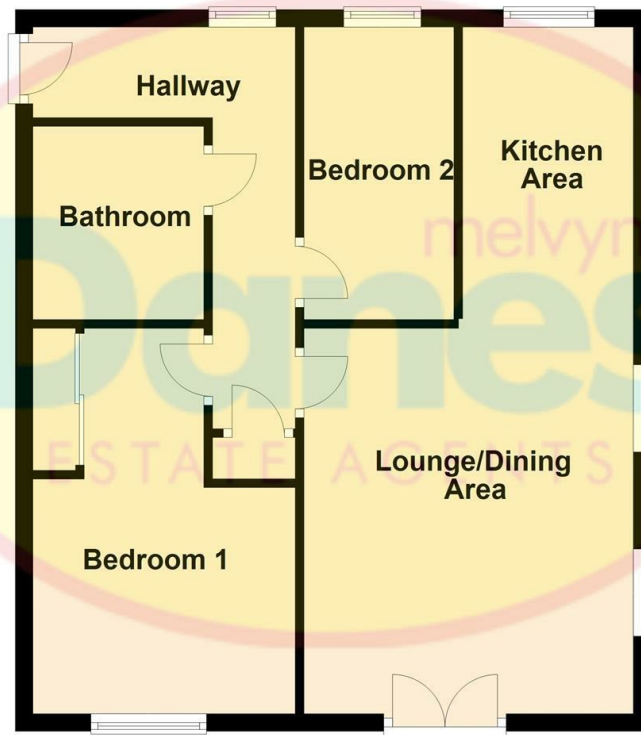
PARKING

Having one allocated parking space and further visitor spaces

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



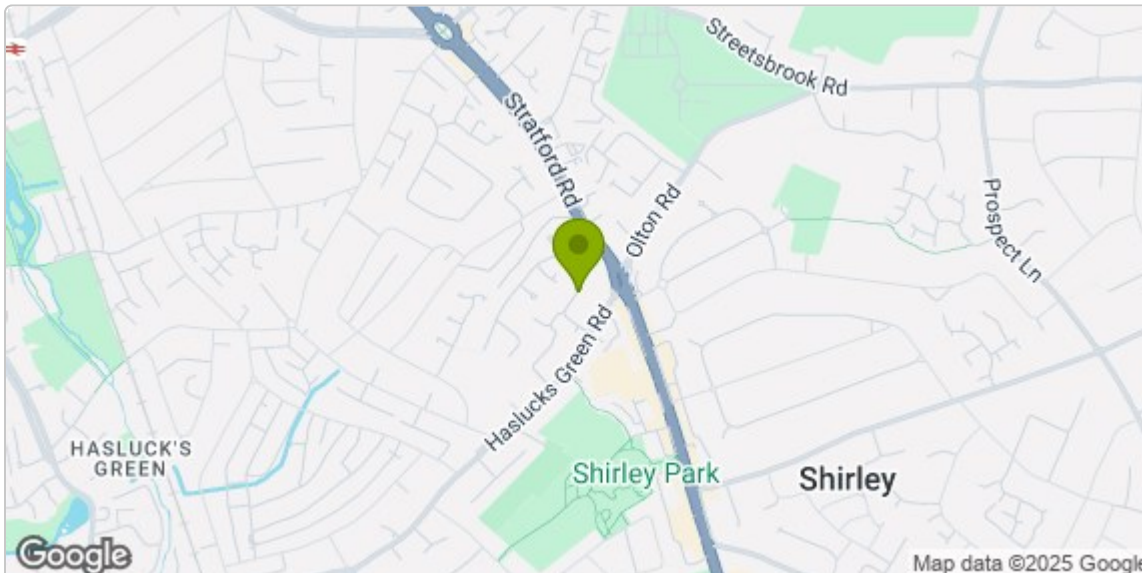
TENURE: We are advised that the property is Leasehold with approximately 994 years remaining on the lease and the service charge and ground rent combined for the last 12 months was £974.52.

COUNCIL TAX BAND: C

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:
10 Victoria Crescent Shirley
Solihull B90 2FG

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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