



smarthomes

Shirley Gate Apartments

Trinity Way, Shirley, B90 3FG

- A Beautifully Presented First Floor Apartment
- Two Good Size Bedrooms
- Spacious Lounge with Private Balcony
- Modern Fitted Kitchen with Granite Worktops and Integrated Appliances

£190,000

EPC Rating – 84

Current Council Tax Band - C





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



The property is accessed via a secure gated communal courtyard with one allocated parking space and a secure entrance door leading into a communal hallway. There are stairs rising to all floors, and on the first floor you will find a further private front door leading into

Entrance Hallway

With ceiling spot lights, tiled flooring, built in storage cupboard and an Oak door leading off to



Dual Aspect Lounge

12' 8" max x 12' max (3.86m max x 3.66m max) With a wall mounted radiator, ceiling light point and spot lights, a full height UPVC double glazed window and UPVC double glazed French doors leading to a private balcony with space for a table and chairs



Modern Fitted Kitchen

9' 7" x 9' 6" (2.92m x 2.9m) Being fitted with a range of wall, base and drawer units with a granite work surface and matching upstands over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 5 ring gas hob with extractor hood over. Eye level electric double oven, integrated fridge/freezer, washer/dryer and dishwasher, tiling to floor, radiator and ceiling spot lights



Bedroom One

13' x 9' 7" (3.96m x 2.92m) With a double glazed window, radiator and ceiling light point



Bedroom Two

9' x 8' 11" (2.74m x 2.72m) With a double glazed window, radiator and ceiling light point

Modern Family Bathroom

8' 11" x 6' 4" (2.72m x 1.93m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window



Tenure

We are advised by the vendor that the property is leasehold with approx. 116 years remaining on the lease, a service charge of approx. £1,096 per annum and a ground rent of approx. £200 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements