



smarthomes

## Mallaby Close

Shirley, Solihull, B90 2PW

- A First Floor Maisonette
- Two Bedrooms
- Lounge
- No Upward Chain

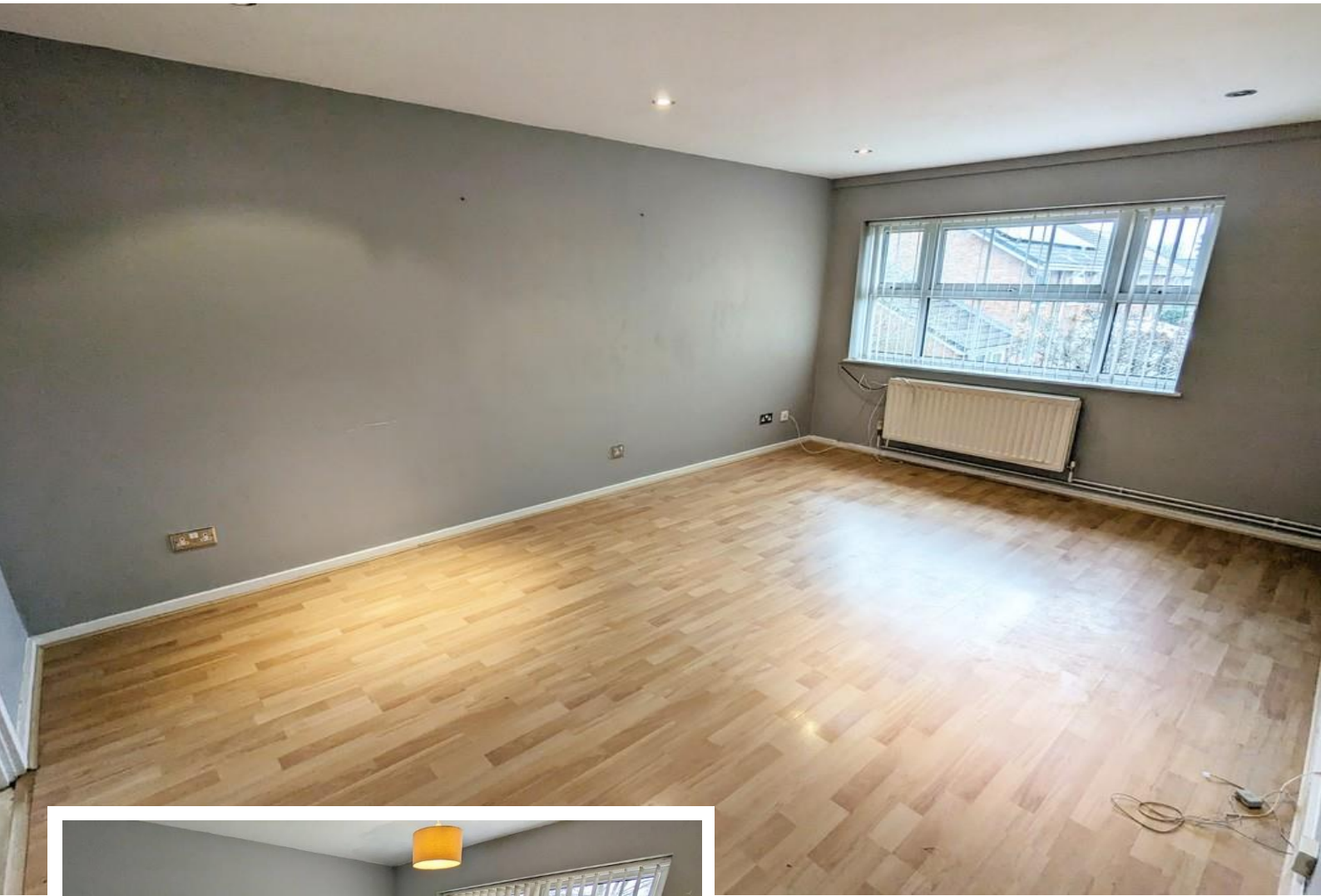
**Auction Guide Price £100,000**

EPC Rating - 62

Current Council Tax Band - B







## 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.



Access to the property is gained via a UPVC double glazed door with stairs leading to a landing area with built-in cupboard housing hot water storage tanks and doors off to

### **Lounge to Front**

10' 10" x 16' 2" (3.3m x 4.93m) With UPVC double glazed window to front elevation, central heating radiator, inset ceiling downlighters, timber effect laminate flooring and door to



### **Kitchen to Rear**

8' 3" x 8' 10" (2.51m x 2.69m) Being fitted with floor and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for automatic washing machine, space for separate fridge and freezer, integrated electric oven and ceramic hob with extractor over, central heating radiator, inset ceiling spotlights and double glazed window to the rear



### **Bedroom One to Front**

16' 0" x 9' 6" (4.88m x 2.9m) With double glazed window to front elevation, central heating radiator, two fitted double wardrobes, over bed storage, dressing table, over stairs storage cupboard and two ceiling light points

### Bedroom Two to Rear

9' 6" x 9' 4" (2.9m x 2.84m) With double glazed window to rear elevation, central heating radiator and ceiling light point

### Bathroom to Rear

6' 2" x 5' 7" (1.88m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over, low flush WC and pedestal wash hand basin, tiled flooring, obscure double glazed window to rear, inset ceiling lights and central heating radiator.

### Garage

Located in a separate block with up and over garage door

### Tenure

We are advised by the vendor that the property is leasehold with approx. 49 years remaining on the lease, a service charge of approx. £115 per annum and a ground rent of approx. £60 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. Current council tax band - B

### First Floor

