



smarthomes

Spitfire Avenue

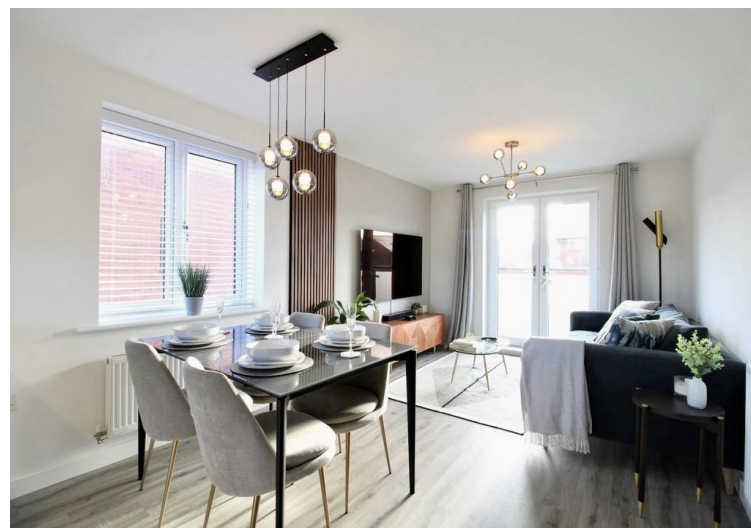
Blythe Valley, Shirley, B90 8DB

- A Recently Constructed & Beautifully Presented First Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen & Lounge Diner With Juliette Balcony
- Two Allocated Parking Spaces
- No Upward Chain & No Ground Rent Payable

£230,000

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 set back from the road with allocated off road parking to the rear and pathway leading to a communal entrance door with electronic intercom system giving access to a spacious communal hallway with censored lights, communal post boxes and staircase leading to this first floor apartment

Private Entrance Hall

With ceiling light point, wood effect flooring, double glazed window, two storage cupboards, entry phone and doors leading off to



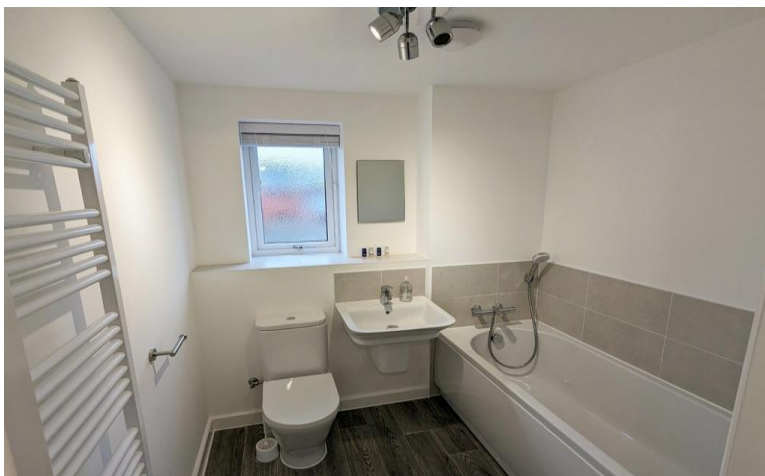
Open Plan Kitchen & Lounge Diner

23' 10" x 10' 3" (7.26m x 3.12m) The contemporary kitchen area has been fitted with a range of high gloss wall and base units with complementary wood effect work surfaces and matching upstands, composite sink and drainer unit with mixer tap, four ring hob with stainless steel splashback and extractor canopy over, inset electric oven, integrated dishwasher, fridge freezer and wi-fi washer dryer, with ceiling light point, double glazed window and wood effect flooring extending through to the open plan lounge and dining area having two designer ceiling light fittings, two radiators, double glazed window to side, John Lewis curtain pole & curtains and UPVC double glazed French doors to Juliette balcony



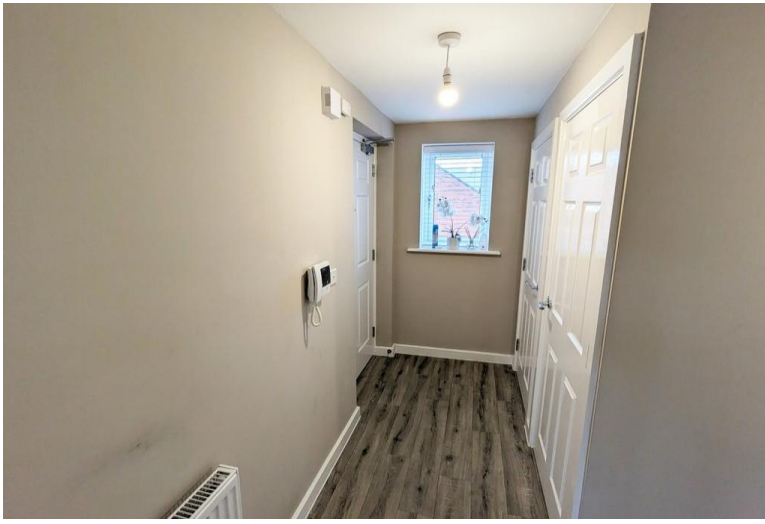
Bedroom One

11' 2" x 10' 2" (3.4m x 3.1m) With double glazed window, John Lewis curtain pole & curtains, ceiling light point, radiator and door leading into



En-Suite Shower Room

5' 7" x 7' 3" (1.7m x 2.21m) Being fitted with a three piece white suite comprising of; oversized shower enclosure with thermostatic shower, low flush WC and wash hand basin with complementary tiling to water prone areas, wood effect flooring, ladder style radiator and spot lights to ceiling



Bedroom Two

11' 3" x 7' 11" (3.43m x 2.41 m) With double glazed window, ceiling light point and radiator

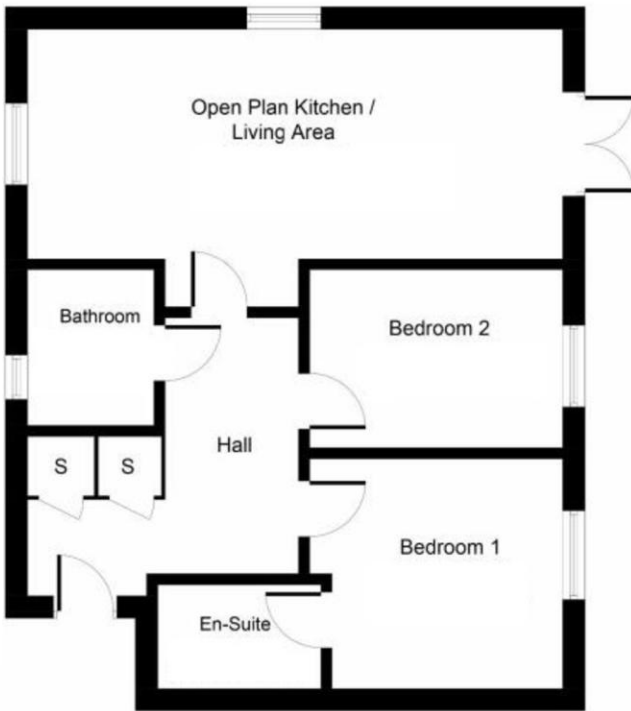
Guest Bathroom

6' 11" x 5' 7" (2.11m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath with wall mounted mixer tap and shower attachment, low flush WC and wall mounted wash hand basin, with tiling to water prone areas, wood effect flooring, ladder style radiator and ceiling light point



Tenure

We are advised by the vendor that the property is leasehold with approx. 123 years remaining on the lease, a service charge of approx. £1,100 per annum and no ground rent payable, 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 - C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.