



smarthomes

## Quintondale, Harwood Grove

Shirley, B90 4AP

- An Extremely Well Presented Second Floor Apartment
- Two Double Bedrooms
- Modern Kitchen
- Single Garage

**£175,000**

EPC Rating 50

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.

The apartment is accessed via a communal entrance hallway with stairs rising to all floors. Wooden door with spyglass leading to

### **Entrance Hallway**

With double glazed window to side elevation, wood effect laminate flooring, electric consumer board, useful storage cupboard housing the water cylinder, ceiling light point and door leading through to



### **Open Plan Lounge Diner**

21' 3" x 13' 5" (6.5m x 4.1m) With double glazed sliding patio doors with matching windows to either side leading to balcony, wood effect laminate flooring, two electric wall panel heaters, two ceiling light points, TV aerial point, electric power points and electric fire.



### **Modern Kitchen to Front**

9' 10" x 7' 10" (3.0m x 2.4m) Being fitted with a range of white high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring induction hob with feature extractor over, integrated eye level oven and integrated Zanussi combination microwave/grill, integrated dishwasher, washing machine and fridge freezer, spot lights to ceiling and double glazed window to front elevation.



### **Bedroom One to Front**

12' 9" x 11' 9" (3.9m x 3.6m) With large double glazed window to front elevation, electric wall panel heater, ceiling light point and electric power points



### Bedroom Two to Rear

11' 9" x 8' 6" (3.6m x 2.6m) With double glazed window to rear elevation, electric wall panel heater, ceiling light point and electric power points.

### Family Bathroom to Rear

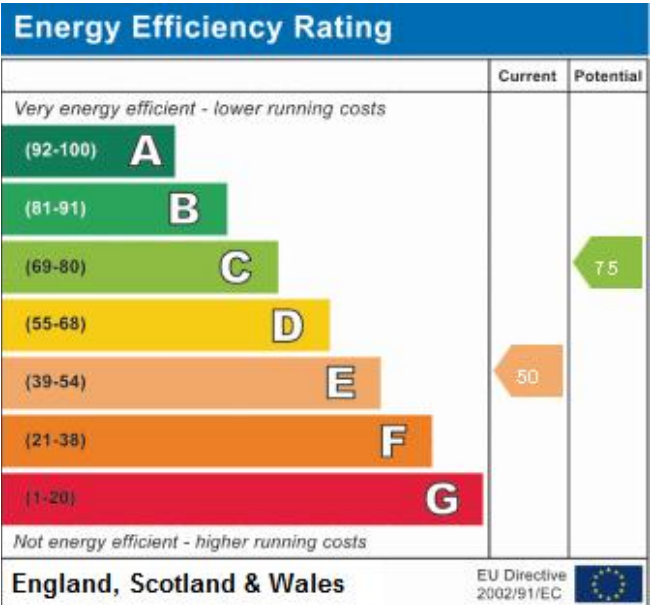
7' 10" x 5' 2" (2.4m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with centralised taps, Triton electric shower over and glazed screen, low flush WC and pedestal wash hand basin, electric chrome ladder towel rail, tiling to all walled areas and floor, spot lights to ceiling, extractor and obscure double glazed window to rear



### Tenure

We are advised by the vendor that the property is leasehold with approx. 137 years remaining on the lease, a service charge of approx. £2,200 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. Current council tax band - B

Ground Floor



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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.