56 Armstrong Court, Victoria Crescent, Shirley

£185,000

A well presented top floor apartment situated in a most convenient location offering accommodation comprising an open plan lounge/diner with Juliet balcony, modern fitted kitchen, two bedrooms, modern family bathroom, allocated parking space, visitors parking space and bike store.

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Council Tax Band: C

Property Type: Apartment

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 communal entrance door leading into a well maintained communal hallway. Stairs rise to the top floor where you will find a further private front door leading into

Entrance Hallway

With a double glazed window to rear, wood effect flooring, loft hatch, two ceiling light points, radiator, useful storage cupboard and doors leading off to

Lounge/Diner to Front - 4.19m x 3.58m (13'9" x 11'9")

With double glazed French doors with Juliet balcony to front elevation, wood effect flooring, two radiators, ceiling light point and opening into

Fitted Kitchen to Rear - 2.97m x 1.83m (9'9" x 6'0")

Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces over, sink and drainer unit with mixer tap, four ring gas hob with extractor canopy over and inset electric oven. Space and plumbing for washing machine, space for fridge freezer, tiling to splash prone areas, wood effect flooring, radiator, spot lights to ceiling and a double glazed window to rear

Bedroom One to Front - 4.29m x 2.92m (14'1" x 9'7")

With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes and over bed storage

Bedroom Two to Rear - 3.15m x 1.57m (10'4" x 5'2")

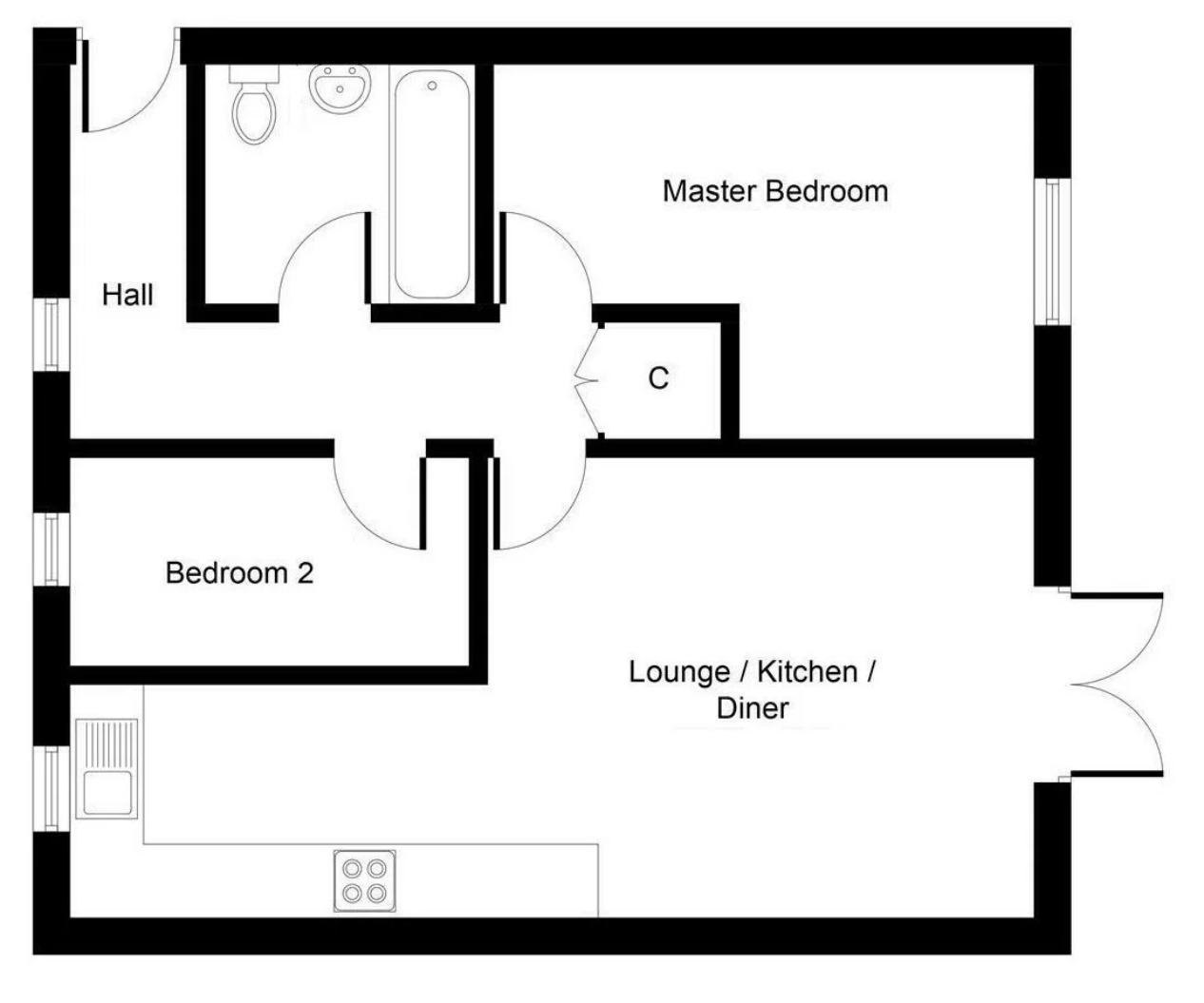
With double glazed window to rear elevation, radiator and ceiling light point

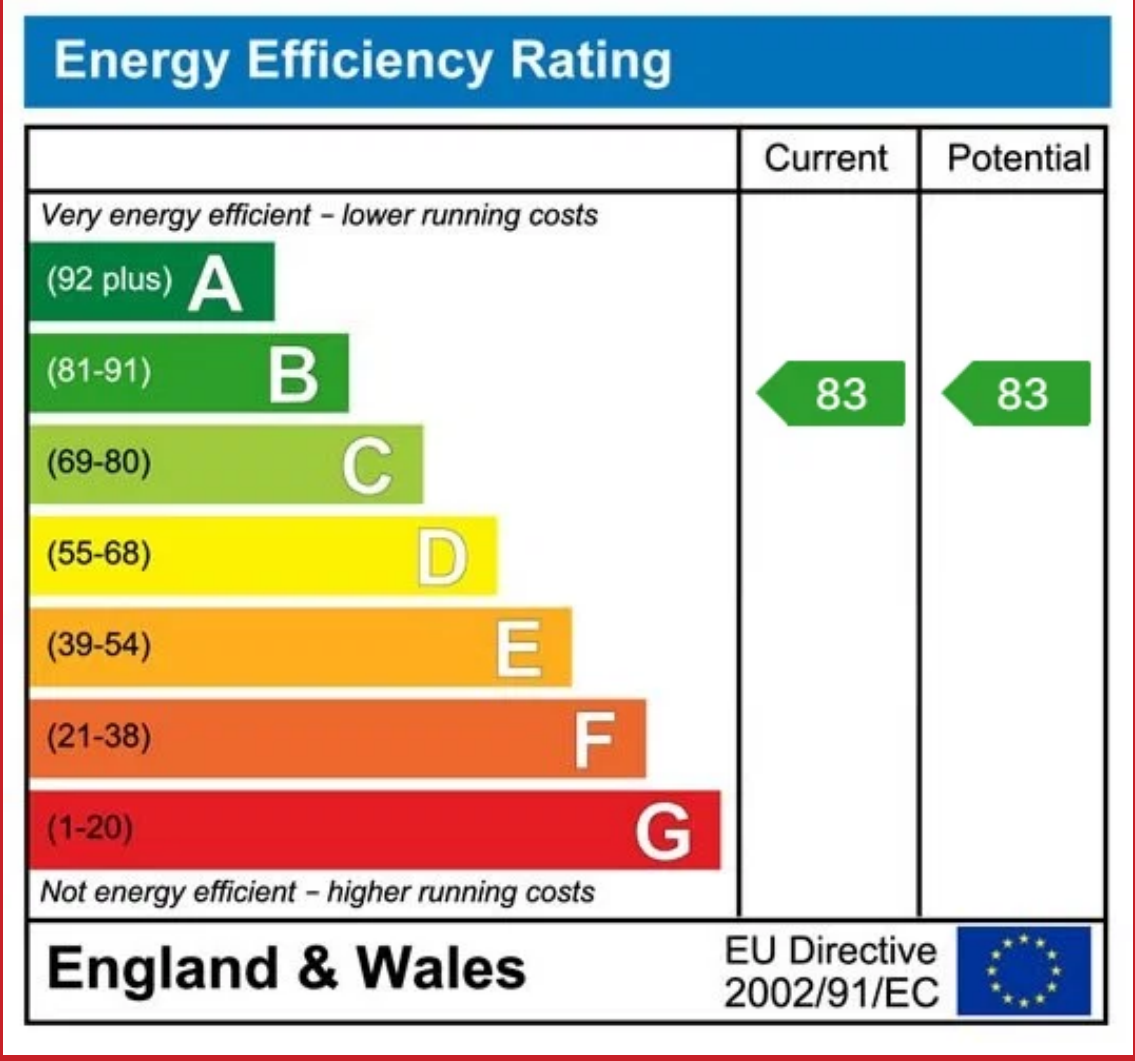
Family Bathroom - 2.13m x 1.83m (7'0" x 6'0")

Being fitted with a three piece white suite comprising a panelled bath with thermostatic shower over and glazed screen, low flush W.C and wall mounted wash hand basin. Tiling to water prone areas, wood effect flooring, radiator and ceiling light point

External

The property further benefits from an allocated parking space, visitors parking space and bike store


Master Bedroom
Hall
C
Bedroom 2
Lounge / Kitchen /
Diner


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
83
83
England & Wales
EU Directive
2002/91/EC