



smarthomes

## Yardley Wood Road

Shirley, Solihull

- A Very Well Presented First Floor Maisonette
- Two Good Size Bedrooms
- Modern Fitted Kitchen & Separate Lounge/Diner
- Garage In Separate Block & Private Garden Area

**£170,000**

Current EPC Rating - C  
Current Council Tax Band - B





## Property Description

A very well presented first floor maisonette situated in a most convenient location offering accommodation comprising a spacious lounge, modern fitted kitchen, two double bedrooms, bathroom, separate W.C, private garden area and rear garage

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 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.



## Rooms & Measurements

Lounge to Front 4.5m x 3.6m (14'9" x 11'9")

Modern Fitted Kitchen to Front 3.2m x 2.7m (10'5" x 8'10")

Bedroom One to Rear 4.2m x 3.3m (13'9" x 10'9")

Bedroom Two to Rear 3.5m x 2.7m (11'5" x 8'10")

Bathroom to Side 2.2m x 2m (7'2" x 6'6")

Rear Garage 4.9m x 2.6m (16'0" x 8'6")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 126 years remaining on the lease and an escalating ground rent currently at £100 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – B



This plan is for illustrative purpose only, and is not drawn to scale.

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