



48 NETHERCOTE GARDENS, SHIRLEY, B90 1BL

OFFERS AROUND £149,950

- **CANOPY PORCH**
- **LANDING RECEPTION**
- **KITCHEN**
- **BATHROOM**
- **VIEWING RECOMMENDED**
- **ENTRANCE LOBBY**
- **LOUNGE DINER**
- **TWO DOUBLE BEDROOMS**
- **POPULAR LOCATION**
- **EXTENDED LEASE**

This purpose built first floor maisonette is situated on this popular development close to the River Cole.

There is pedestrian access directly from Nethercote Gardens out on to Colebrook Road and Priory Road where there are local shops and pedestrian access through to Shirley Railway Station, offering commuter services to the City of Birmingham and Stratford upon Avon. There are further local shops on Haslucks Green Road, and continuing into the town centre of Shirley on the main A34 Stratford Road one will find an excellent array of shops, together with a thriving business community which extends south to the Cranmore, Widney, Monkspath and Solihull Business Parks and the Blythe Valley Business Park, which sits on the junction of the M42 motorway and is some four miles from the property. The motorway forms the hub of the national motorway network and a short journey down it will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Frequent bus services operate along Colebrook Road and Haslucks Green Road as well as along the A34 Stratford Road into the city centre of Birmingham and its outlying suburbs, and there are good local junior and infant schools close by in Aqueduct Road, Haslucks Green Road and nearby Velsheda Road. We understand that senior schooling is catered for at Light Hall School, although all education facilities are subject to confirmation from the Education Department.

An excellent location therefore for this first floor maisonette which is set back from the road behind a paved pathway access leading directly to the

CANOPY PORCH

Having bin storage cupboard and front door opening to the

ENTRANCE LOBBY

Having ceiling light point, central heating radiator and staircase rising to the

LANDING RECEPTION

Having ceiling light point, loft hatch access and doors off to lounge diner, two bedrooms, bathroom and airing cupboard housing the combination central heating boiler

LOUNGE DINER

16'3" x 11'2" (4.95m x 3.40m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, feature fire surround and door opening to the

KITCHEN

8'9" x 8'7" (2.67m x 2.62m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and being fitted with a range of wall and base mounted storage units with work surfaces over incorporating 1.5 bowl sink and drainer with mixer tap, integrated electric oven with gas hob and extractor canopy over, full height appliance space, breakfast bar and space with plumbing for an automatic washing machine

BEDROOM ONE

13'4" x 8'10" (4.06m x 2.69m)



Having UPVC double glazed window to the front, ceiling light point and central heating radiator

BEDROOM TWO

11'7" x 8'10" (3.53m x 2.69m)



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BATHROOM

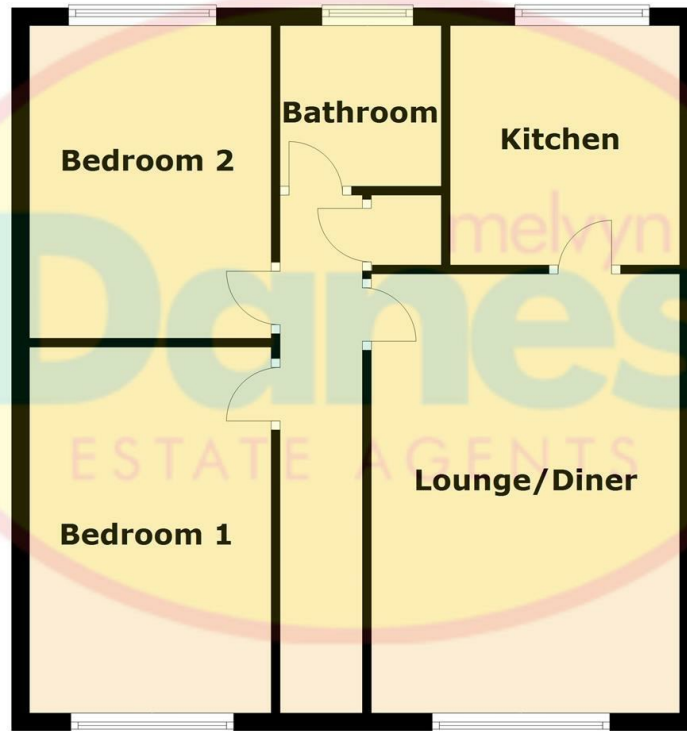


Having full height wall tiling, heated towel rail, panelled bath with glazed screen and shower over, pedestal wash hand basin and low level WC

Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

First Floor



LOCATION

From our Shirley Office proceed north along the A34 Stratford Road to the second set of traffic lights bearing left at the filter lane into Haslucks Green Road. Bear right at the traffic island into Colebrook Road and on passing under the railway bridge take the second turning on the right into Priory Road, right at its junction with Windmill Road, and immediately right into Nethercote Gardens, following the road around to the left where the property can be found on the right hand side.

TENURE

We are advised that the property is Leasehold and will be completed with a further extended lease meaning that the property will have 171 years remaining and be subject to a peppercorn ground rent. We are awaiting confirmation of this information from our vendors solicitor.

VIEWING

By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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