



Lambscote Close, Shirley

Offers Around £125,000

- GROUND FLOOR MAISONETTE
- LOUNGE
- THREE BEDROOMS
- GARAGE EN BLOC
- COMMUNAL GARDEN
- RECEPTION HALLWAY
- DINING AREA & KITCHEN
- BATHROOM
- PATIO AREA
- NO UPWARD CHAIN

These well designed duplex maisonettes are constructed on a two storey basis and this property is accessed from its own front door off the close itself. The feeling of living in a house is generated internally with the layout of the accommodation having a traditional entrance hallway with staircase rising to the bedrooms situated on the first floor.

There are local shops in Oxhill Road and along Yardley Wood Road and excellent shopping will be found at The Maypole with the Sainsbury's superstore, and along the Alcester Road into Birmingham through Kings Heath. Alternatively one could choose to shop on the A34 Stratford Road, approximately four miles away. Here one has an excellent range of shopping ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park.

There is easy access down the Stratford Road to the M42 which forms the hub of the national motorway network. A thriving business community exists along the Stratford Road culminating in the Blythe Valley Business Park on the motorway junction.

Leading off High Street is Peterbrook Junior and Infant School and we are advised that senior schooling is catered for at Light Hall School in Shirley, subject to confirmation from the Education Department.

A most convenient location therefore for this property which is accessed via a UPVC double glazed front door which opens to the

RECEPTION HALLWAY

Having staircase rising to the first floor, ceiling light point and door opening to the

LOUNGE

15'0" x 12'0" (4.57m x 3.66m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, wall mounted gas fire and door opening to the

DINING AREA

9'10" x 7'7" (3.00m x 2.31m)



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

KITCHEN AREA

9'11" x 9'10" (3.02m x 3.00m)



Having UPVC double glazed window to the rear, ceiling light point and being fitted with wall and base mounted storage units with work surfaces over having inset sink and drainer, gas cooker point, space and plumbing for automatic washing machine, full height appliance space and larder cupboard

FIRST FLOOR LANDING

Having ceiling light point and doors off to three bedrooms and bathroom

BEDROOM ONE

15'1" x 9'0" (4.60m x 2.74m)



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

BEDROOM TWO

10'0" x 7'3" (3.05m x 2.21m)

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

BEDROOM THREE

11'2" x 6'1" (3.40m x 1.85m)

Having UPVC double glazed window to the front and ceiling light point

BATHROOM



Having UPVC double glazed window to the rear, ceiling light point, panelled bath with electric shower over and glazed screen, pedestal wash hand basin and low level WC

OUTSIDE

REAR PATIO

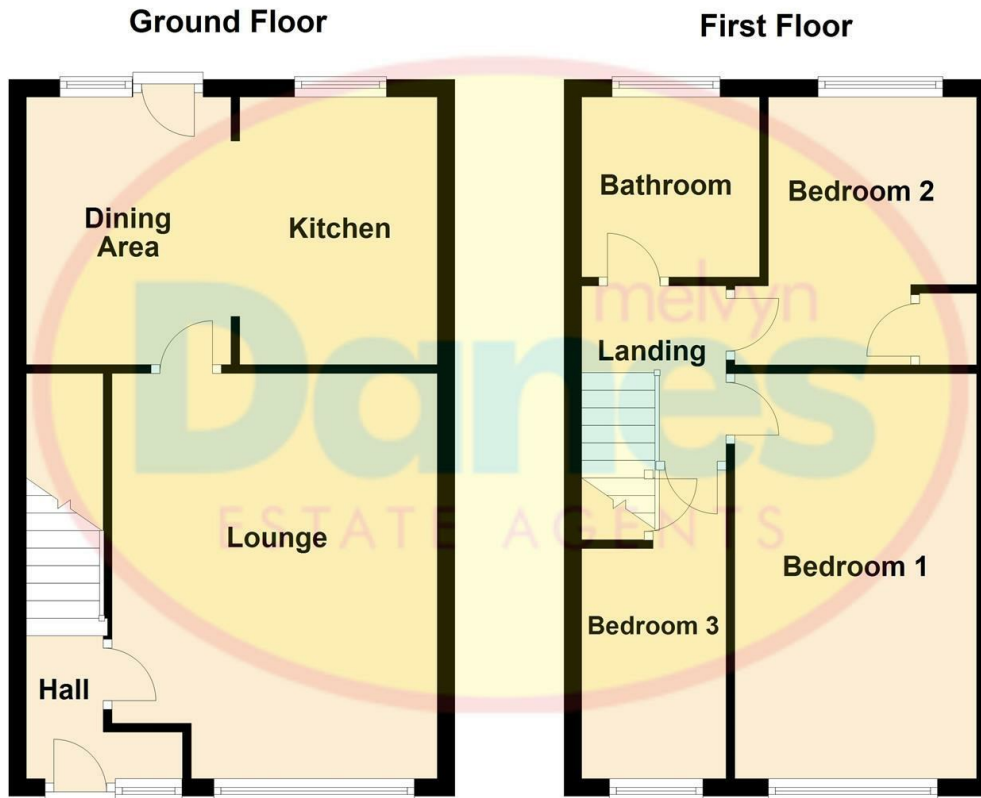
Being paved and open directly to the communal lawn beyond

GARAGE EN BLOC

To the rear of the block are garages that are in need of considerable updating. We are advised by the managing agent that there are plans to repair these garages into a usable state

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.



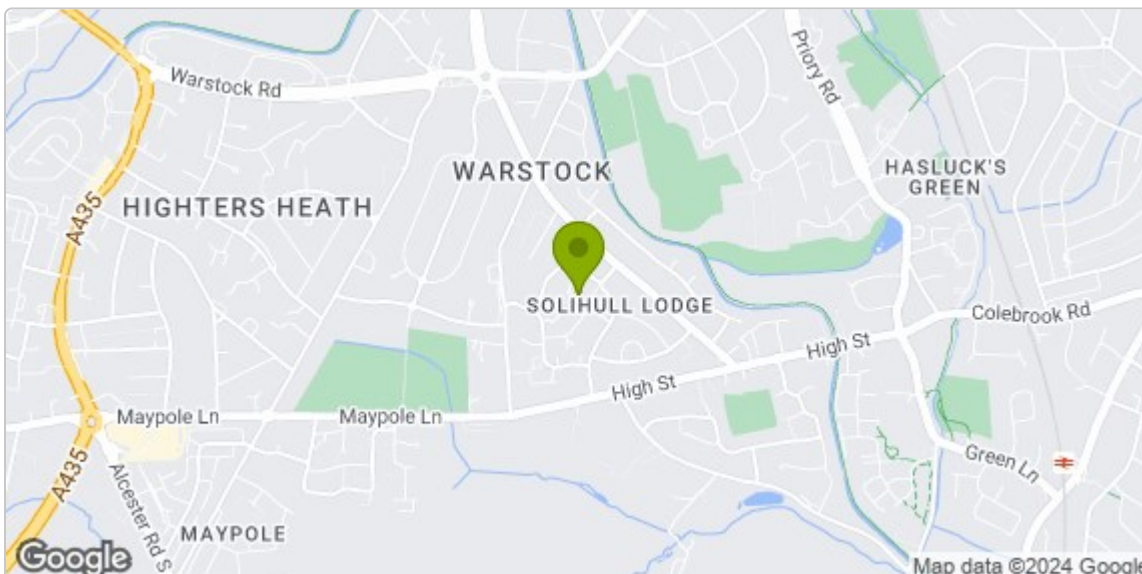
TENURE: We are advised that the property is Leasehold and the vendor advises us that there are approximately 86 years remaining but we are yet to confirm this. There is monthly service charge of approximately £184 but we are awaiting confirmation of this from the sellers solicitor.

COUNCIL TAX BAND: B

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
7 Lambscote Close Shirley
Solihull B90 1NS

Council Tax Band: B

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		
	72	78
England & Wales	EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk