

FOR SALE



Stratford Road, Shirley

2 Bedrooms, 1 Bathroom, Maisonette

Offers In Excess Of £170,000



- No Upward Chain
- Two Bedrooms
- Additional Boxroom/Office
- Spacious Lounge with Balcony
- Double Glazing
- Ideal First Time Buy
- Central Shirley Location

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	44	

APPROACH The property is situated above the retail shops situated at the junction of Stratford Road and Shakespeare Drive in Shirley. The maisonette is approached via stairs to the side of the retail shops.

460A STRATFORD ROAD

LOWER FLOOR

HALL with upvc entrance door,,electric panel heater and stairs to the upper floor.

KITCHEN 9' 8" x 6' 11" (2.97m x 2.11m) with base and wall units, single drainer sink unit, roll edge work surfaces, plumbing for washing machine and double glazed window.

LOUNGE 17' 3" x 15' 7" (5.28m x 4.75m) with two double glazed windows to the front, electric panel heater, door to under stairs storage area and further door to:

BALCONY AREA

UPPER FLOOR

LANDING off which lead:-

BEDROOM ONE 13' 10" x 12' 0" (4.23m x 3.66m) with triple glazed windows at front and electric panel heater.

BEDROOM TWO 11' 3" x 9' 4" (3.44m x 2.85m) with



electric panel heater and double glazed window.

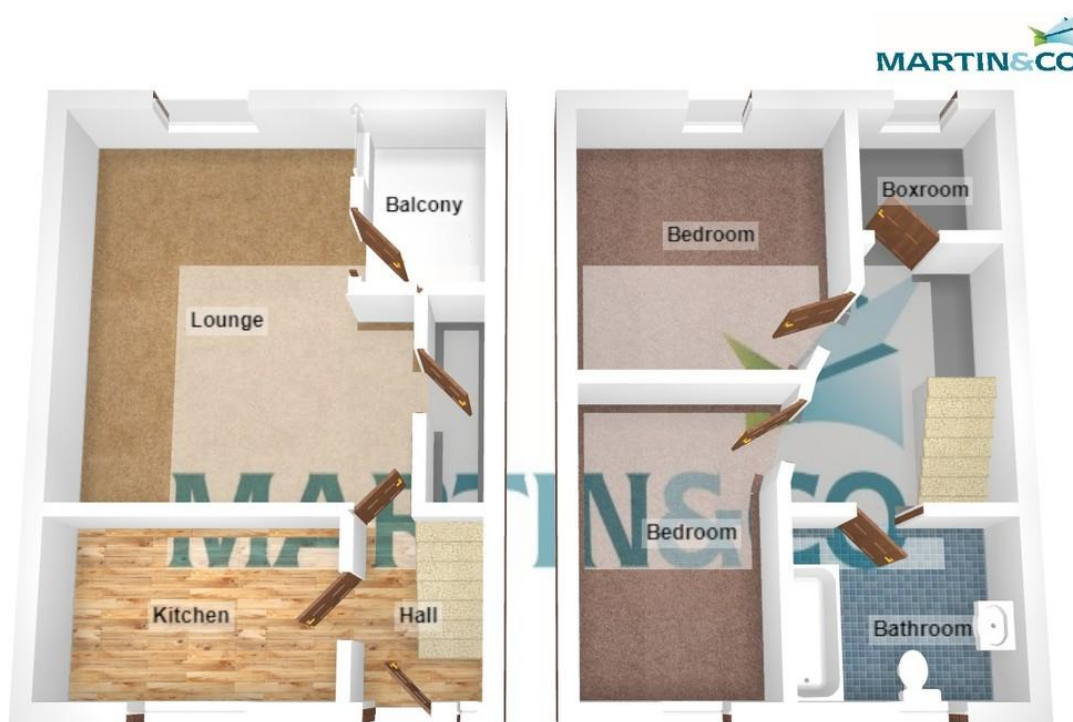


BOX ROOM 8' 2" x 4' 8" (2.51m x 1.44m) with double glazed window and electric heater.

BATHROOM fitted with panelled bath having electric shower unit over, pedestal wash hand basin, low level w.c., double glazed window and Airing Cupboard off.

TENURE We are advised by the vendor that the property is LEASEHOLD having a lease of 99 years with annual ground rent of £170 and service charge to be confirmed





For Illustrative Purposes Not to Scale

Martin & Co Solihull

165 Stratford Road • Shirley • Solihull • B90 3AX

T: • E:

<http://www.martinco.com>



Accuracy: References to the Tenure of a 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 photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.