

AP MORGAN



Nethercote Gardens, Shirley, Solihull
Offers in excess of £180,000

Features:

- Popular & Quiet Location
- Well Presented Ground Floor Maisonette
- Two Double Bedrooms
- Modern Kitchen
- Long Lease
- Ideal Investment Property
- Front, Side & Rear Garden

Description:

Situated in a quiet and popular residential location is this well-presented two-bedroom ground-floor corner plot maisonette, offering comfortable and well-proportioned accommodation throughout. Ideally suited to first-time buyers, downsizers, or investors, the property benefits from its own private entrance and generous outdoor space.

Approach

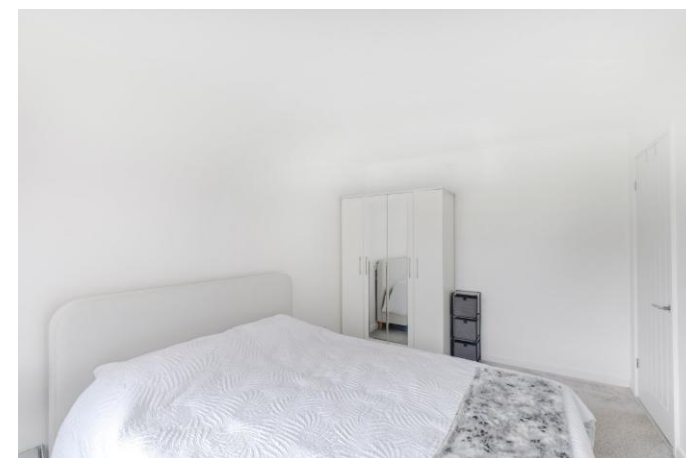
The property is approached via a spacious fore garden, providing an attractive and welcoming entrance. A private porch leads directly into the home, offering a sense of independence typical of a maisonette-style property.

Accommodation

Once inside, the welcoming interior briefly comprises a central hallway with useful built-in storage cupboards, providing access to all rooms. The bright and generously sized lounge offers ample space for both living and dining furniture, creating a comfortable area for relaxation and entertaining.

The kitchen is fitted with a range of wall and base units, complementary work surfaces, and an integrated sink, along with space for freestanding appliances. There are two well-proportioned bedrooms, with Bedroom One being a comfortable double and Bedroom Two offering flexibility as a guest room, home office, or additional bedroom.

The bathroom is fitted with a modern suite including a bath with shower over, washbasin, and WC, completing the internal accommodation.



Location

The property is ideally positioned within Shirley, benefitting from an excellent range of local amenities and shopping facilities nearby. There is also good access to public transport links and major motorway networks, including the M42 and M40, making the location particularly convenient for commuters.

Details:

Lounge 16'3" x 11'1" (4.95m x 3.38m)

Kitchen 8'8" x 8'5" (2.64m x 2.57m)

Bedroom 1 13'2" x 8'11" (4.01m x 2.72m)

Bedroom 2 11'9" x 8'11" (3.58m x 2.72m)

Bathroom 6'5" x 5'6" (1.96m x 1.68m)



EPC Rating: E

Council Tax Band: B (tbc by solicitors).

Tenure: Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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Need a mortgage?

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Property to sell?

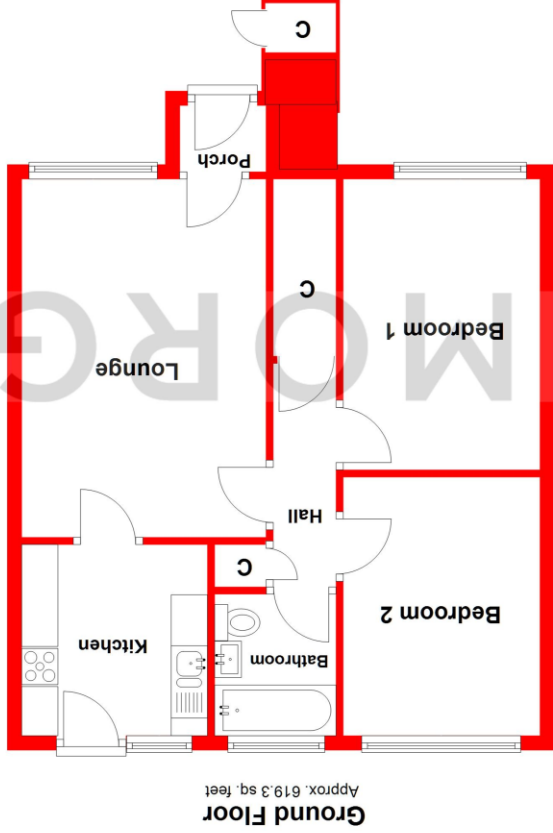
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Total area: approx. 619.3 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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