



£175,000 Offers In Region Of

Northbrook Road, Shirley, B90

Apartment | 2 Bedrooms | 1 Bathroom

0121 249 6207

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# Step Inside

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## Key Features

- A Purpose Built First Floor Apartment
- Two Double Bedrooms
- Garage En-Bloc
- Fitted Kitchen
- Spacious Lounge
- Communal Gardens
- Bathroom with Shower
- No Upward Chain

## Property Description

A charming two-bedroom first-floor apartment, set back from the road behind well-maintained lawned fore gardens offered for sale with NO UPWARD CHAIN.

## Main Particulars

### PROPERTY LOCATION

Shirley boasts a vibrant array of retail and leisure amenities. From popular major retail names at Sears Retail Park and Parkgate to independently run outlets along Shirley high street, there's something for everyone. Nearby, residents have easy access to gymnasiums and a selection of large supermarkets, including Waitrose, Asda, Sainsbury's, Aldi, and Tesco.

Food enthusiasts will find themselves spoiled for choice, with a diverse range of culinary experiences within walking distance, from upscale dining establishments to cozy cafes and lively bars. The area is also rich in educational options, with schools like 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.

Transportation is convenient with Shirley Train Station nearby, providing services to Birmingham City Centre and Stratford-upon-Avon. Plus, easy access to major motorways like the M42, M40, and M6 ensures seamless travel for residents and commuters alike.

### FULL DETAILS:

A charming two-bedroom first-floor apartment, set back from the road behind well-maintained lawned fore gardens. Access is via a paved path leading to a secure entrance. The property offers communal rear gardens and stairs to the first-floor landing, with a private front door welcoming you inside.

The hallway, featuring a stylish timber effect floor and storage cupboard, leads to a bright and spacious lounge with views over the nature reserve, a feature fireplace, and a Colonial-style door to the inner hallway.

The kitchen is fitted with a range of wall and base units, an electric hob and oven, and offers a double-glazed window, timber effect flooring, and a central heating radiator.

Both bedrooms are generously sized, each featuring double-glazed windows, fitted wardrobes, and radiators. The bathroom includes a panelled bath with an electric shower, while a separate W.C. adds further convenience.

The property also benefits from a brick-built garage en-bloc with communal parking.

Perfectly suited for first-time buyers or those looking for peaceful surroundings. Viewings highly recommended!

### Tenure:

We are advised that the property is Leasehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have 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. Black & Golds Estate Agents have 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.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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