



Green Hill Way, Shirley

Guide Price £115,000





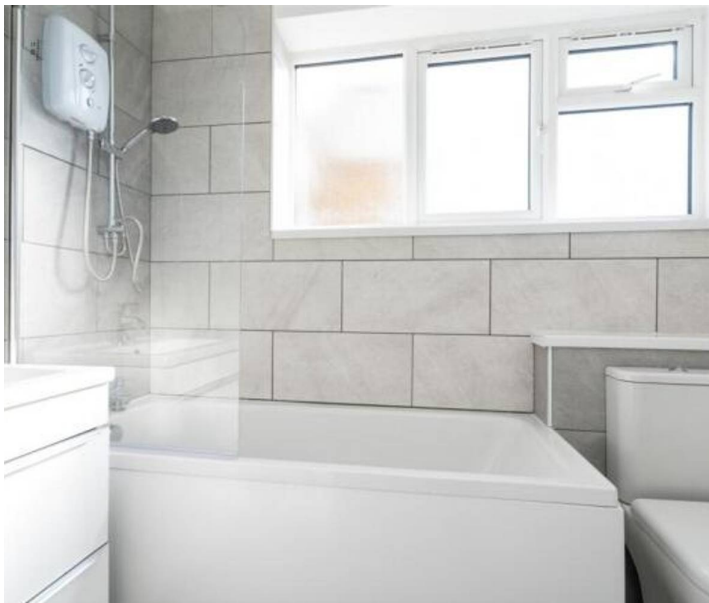
PROPERTY OVERVIEW

Presenting a fantastic opportunity: this one-bedroom top floor apartment offers a desirable living space without the inconvenience of an upward chain. Ideal for first-time buyers and investors alike, this property is situated on a serene road yet just moments away from a host of local amenities.

The apartment features a spacious dual-aspect living room, providing a bright and airy ambience throughout. A well-appointed fitted kitchen complements the living area, while the double bedroom offers comfort and relaxation. The modern bathroom has been recently updated, enhancing the property's appeal.

Notably, the availability of on-road parking adds convenience to daily living.

With its prime location and practical layout, this apartment presents an attractive investment or living opportunity in a sought-after area. Schedule a viewing today to experience the charm and potential this property has to offer.





PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: A

Tenure: Leasehold

- One Bedroom Top Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Spacious Dual Aspect Living Room
- Fitted Kitchen
- Excellent Double Bedroom
- Newly Fitted Family Bathroom
- On Road Parking
- Healthy Lease Length



ENTRANCE HALLWAY

LIVING ROOM

13' 5" x 13' 1" (4.10m x 3.98m)

KITCHEN

10' 5" x 9' 3" (3.18m x 2.81m)

BEDROOM

13' 1" x 9' 11" (3.98m x 3.03m)

BATHROOM

7' 6" x 5' 6" (2.29m x 1.67m)

TOTAL SQUARE FOOTAGE

48.4 sq.m (521 sq.ft) approx.

OUTSIDE THE PROPERTY

ON STREET PARKING

**ITEMS INCLUDED IN THE SALE**

Items sold as seen.

ADDITIONAL INFORMATION

Services – direct mains water, sewers and electricity.

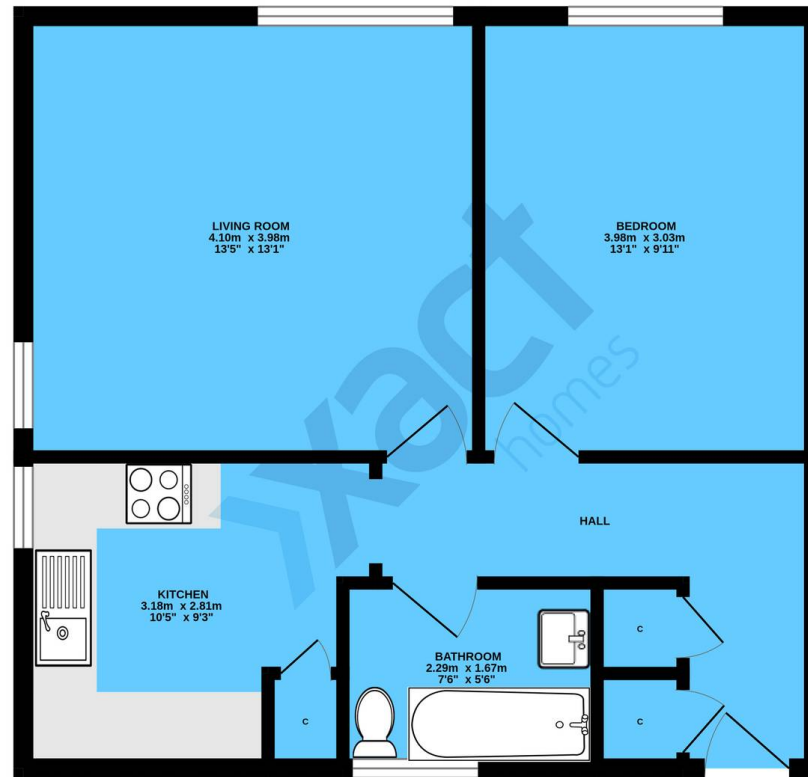
Service charge – £572.00 pa. Ground rent – nil.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

2ND FLOOR



TOTAL FLOOR AREA: 48.4 sq.m. (521 sq.ft.) approx.

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.
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