



## Norcombe Grove, Shirley

Guide Price £289,950







#### PROPERTY OVERVIEW

Situated on the popular Monkspath estate, an ideal opportunity to purchase this impressive two bedroom mid-terrace house which will be ideal for a first time purchaser or investor. This property has been immaculately maintained and modernised throughout and benefits from gas central heating, double glazing and has the added benefit of a conservatory to the rear. The accommodation briefly comprises of: an entrance hall, living room, luxury fitted dining kitchen, conservatory, two double bedrooms, modern bathroom, easy maintain garden and off road parking.

#### 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.





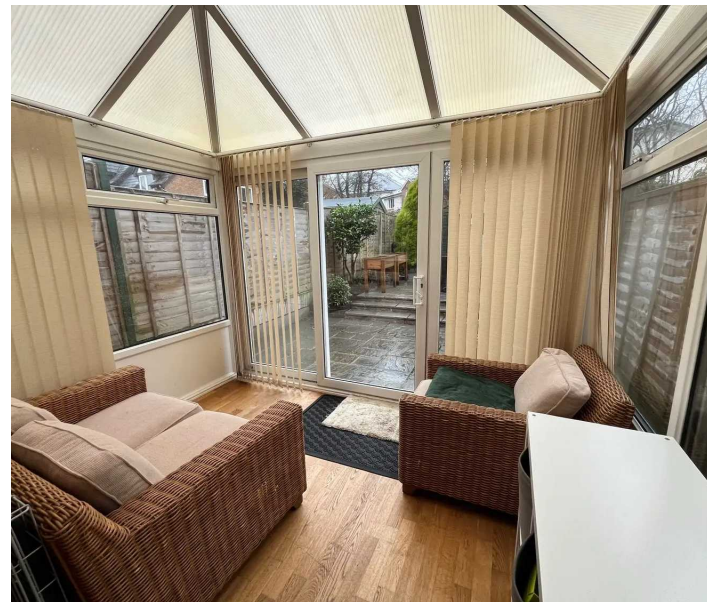


For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: C

Tenure: Freehold

- Popular Monkspath Estate
- Two Bedroom Mid-Terrace House
- Immaculately Maintained
- Ideal For A First Time Purchaser
- Living Room
- Refitted Dining Kitchen
- Modern Refitted Bathroom
- Easy Maintain Garden





**PORCH**

**ENTRANCE HALL**

**LIVING ROOM**

14' 8" x 10' 0" (4.48m x 3.04m)

**DINING KITCHEN**

13' 1" x 9' 2" (4.00m x 2.79m)

**CONSERVATORY**

14' 9" x 10' 0" (4.50m x 3.04m)

**FIRST FLOOR**

**BEDROOM ONE**

13' 1" x 12' 0" (3.98m x 3.66m)

**BEDROOM TWO**

12' 1" x 6' 9" (3.69m x 2.07m)

**BATHROOM**

5' 10" x 5' 5" (1.79m x 1.66m)

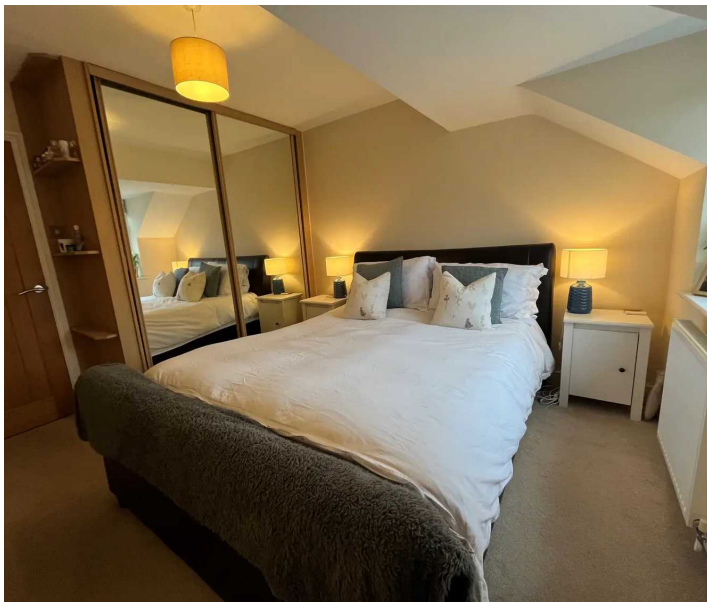
**TOTAL SQUARE FOOTAGE**

Total floor area: 77.0 sq.m. = 829 sq.ft. approx.

**OUTSIDE THE PROPERTY**

**EASY MAINTAIN GARDEN**

**OFF ROAD PARKING**







#### **ITEMS INCLUDED IN SALE**

Free standing cooker, extractor, fridge freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedroom one, all light fittings and a garden shed.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - Sky/BT. Loft space - boarded with lighting.

#### **MONEY LAUNDERING REGULATIONS**

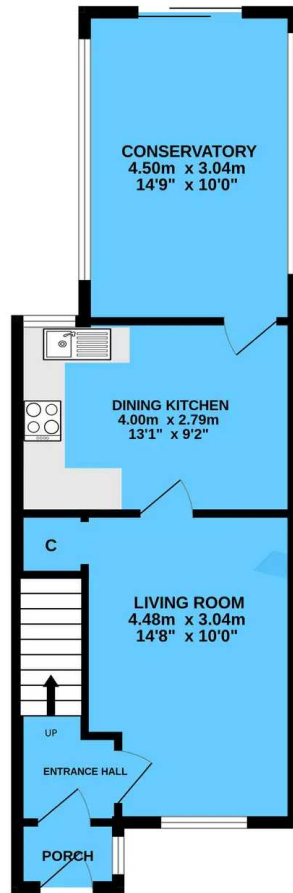
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



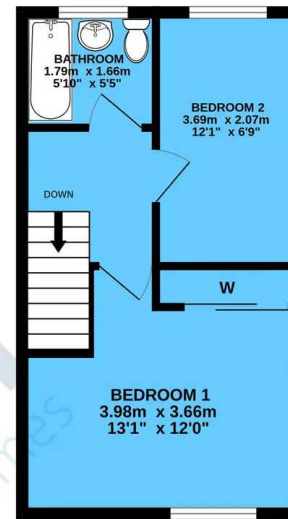




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 77.0 sq.m. (829 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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