



## Charlotte Gardens, Shirley, B90 2LF

Offers Over £300,000

- A Well Maintained Semi-Detached Bungalow for the Over 55's
- Two Bedrooms
- Modern Dining Kitchen
- Lounge to Front
- Shower Room
- Allocated Parking
- Pleasant Rear Garden
- Quiet Cul-de-sac Location
- No Upward Chain



SCAN TO VIEW  
VIRTUAL TOUR





Kitchen to front - 2.72m x 2.95m (8'11" x 9'8") + bay  
 Lounge to front - 4.83m x 3.63m (15'10" x 11'11")  
 Shower Room to side - 1.85m x 2.24m (6'1" x 7'4") +  
 shower cubicle and storage  
 Bedroom One to rear - 3.56m x 2.95m (11'8" x 9'8")  
 Bedroom Two to rear - 3.86m x 2.92m (12'8" x 9'7")  
 inc wardrobes

A rare opportunity has arisen to purchase a semi-detached bungalow in a quiet cul-de-sac location, specifically for buyers over the age of 55 and offered with no upward chain the accommodation comprises in brief of entrance hall, modern dining kitchen, lounge, two bedrooms, modern shower room, allocated parking and private rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

COUNCIL TAX BAND: Band D  
 EPC Rating: C  
 Tenure: Freehold

The vendor advises that the property is Freehold. There is a maintenance fee of approx £225 payable per annum for the maintenance of the external communal areas. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure. .

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place.

