



Nethercote Gardens, Shirley, B90 1BH

£175,000

- A Well Presented Ground Floor Maisonette
- Two Double Bedrooms
- Lounge
- Modern Kitchen
- Modern Bathroom
- Front, Side & Rear Gardens
- No Upward Chain
- Extended Lease
- Ideal First Time Buy or Buy to Let



SCAN TO VIEW
VIRTUAL TOUR



Kitchen to front - 3.28m x 2.64m (10'9" x 8'8")

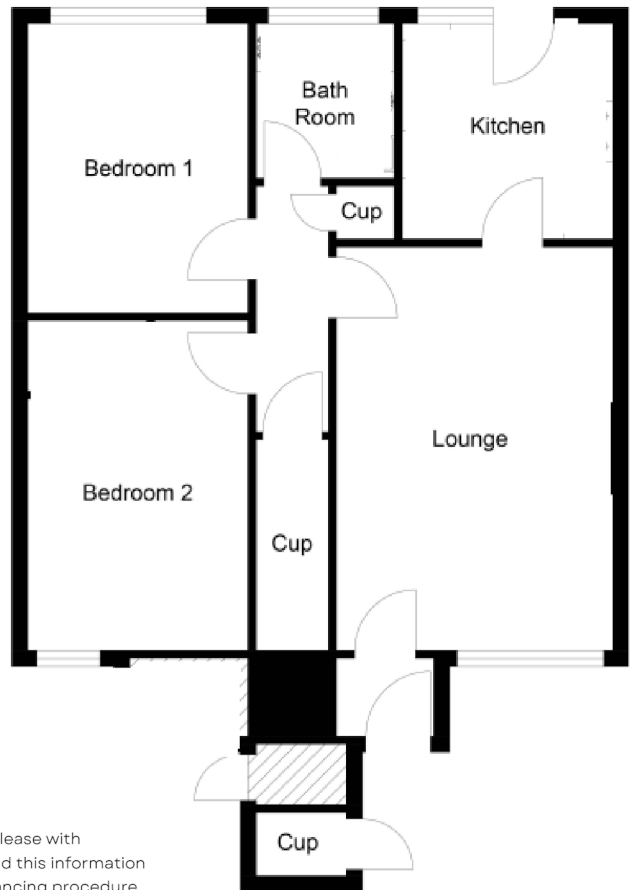
Lounge/Dining room to rear - 3.84m max 2.61m min x 4.93m (12'7" max 8'7"min x 16'2") max

Bedroom One to front - 4.19m x 3.33m (13'9" x 10'11")max plus fitted wardrobe

Bedroom Two to rear - 3.86m x 2.72m (12'8" x 8'11")

Shower Room to rear - 1.93m x 2.06m (6'4" x 6'9")

A beautifully presented ground-floor maisonette occupying an impressive plot with accommodation comprising in brief of entrance hall, lounge, modern kitchen, two double bedrooms, modern bathroom, good size rear garden and offering no upward chain.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: Band B

EPC Rating: E

Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 130 years remaining on the lease with peppercorn ground rent of £0 per annum. 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.