



£170,000 None

Nethercote Gardens, Shirley, Solihull, B90 1BJ

Maisonette | 2 Bedrooms | 1 Bathroom

0121 249 6207

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REAL ESTATE SOLUTIONS

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# Step Inside

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## Key Features

- Ideal for First Time Buyers
- Cul-de-sac Location
- Two DOUBLE Bedrooms
- Immaculate throughout
- Convenient Popular Location
- Extended Lease
- Ground Floor Maisonette
- Ideal Buy to Let

## Property Description

BLACK AND GOLDS ESTATE AGENTS are delighted to offer for sale this immaculately presented two bedroom ground floor maisonette situated conveniently on Nethercote Gardens, Shirley, B90. This property is ideal for first time buyers and buy to let investors!

## Main Particulars

BLACK AND GOLDS ESTATE AGENTS are delighted to offer for sale this immaculately presented two bedroom ground floor maisonette situated conveniently on Nethercote Gardens, Shirley, B90. This property is ideal for first time buyers and buy to let investors!

Nethercote Gardens is conveniently located within close proximity to the amenities, luxuries, eateries and transport links all located within Shirley and the surrounding areas. A short drive away you can find Shirley Railway Station which provides easy access into Birmingham City Centre, Stratford Upon-Avon and many more sought after locations, making it ideal for commuters. Also within close proximity you can find good schooling for all ages, subject to catchment areas, making it a great location for families!

The property also benefits from an extended lease of 132 years which is set to expire in the year 2154.

Please refer to the floorplan for room measurements.

The property briefly comprises:

### OUTSIDE:

The property is set on the end of a quiet cul-de-sac which has plenty of on road parking spaces, the property has a lawned fore-garden which has a pathway leading up to the property. The property also benefits from a spacious rear garden which is mainly laid to lawn with a spacious patio area.

### INSIDE:

Being immaculately presented throughout the property benefits from; two bedrooms, a modern kitchen, a fitted bathroom and a spacious lounge and dining room.

**TENURE** We are advised that the property is Leasehold but as yet we have not been able to verify this.

**PLANNING PERMISSION AND BUILDING REGULATIONS** Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**THE CONSUMER PROTECTION REGULATIONS** The agent has 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. The agent has 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.

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Black and Golds Estate Agents who would be pleased to discuss its current market value, our fees and services with you.





Telephone: 0121 249 6207

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