



## 48 Nethercote Gardens

Shirley, Solihull, B90 1BL

£180,000



# 48 Nethercote Gardens

Shirley, Solihull, B90 1BL

£180,000



## Well-Presented Two Bedroom Maisonette – Nethercote

Situated in a quiet and popular residential location in Shirley, this beautifully maintained two-bedroom maisonette offers spacious, modern living ideal for first-time buyers, downsizers, or investors alike.

The property is presented in excellent condition throughout, with a bright and generously sized lounge featuring a stylish feature wall, creating a warm and inviting space to relax or entertain. The modern fitted kitchen offers ample storage and worktop space, and comes complete with a washer and fridge freezer included within the sale.

There are two well-proportioned bedrooms, both offering plenty of natural light, alongside a contemporary family bathroom finished to a high standard.

Externally, the property benefits from a well-kept frontage and a pleasant outlook, set within a peaceful cul-de-sac.

Further benefits include:

Extended lease with approximately 166 years remaining

No ground rent or service charges  
Modern boiler (only 2 years old)  
Up-to-date gas and electrical certificates available

This is a fantastic opportunity to acquire a low-maintenance home in a sought-after location, within easy reach of local amenities, transport links, and well-regarded schools.

Early viewing is highly recommended to fully appreciate what this property has to offer.

## Buyer Requirements

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

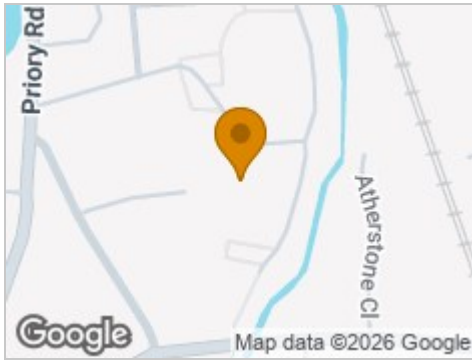
Tel: 0121 430 4448



- Well-presented two-bedroom maisonette
- Spacious and modern throughout
- Modern fitted kitchen with washer & fridge freezer included
- Contemporary family bathroom
- Long lease – approx. 166 years remaining
- No ground rent or service charges
- Boiler only 2 years old
- Up-to-date gas & electrical certificates available
- Ideal for first-time buyers or investors



## Road Map



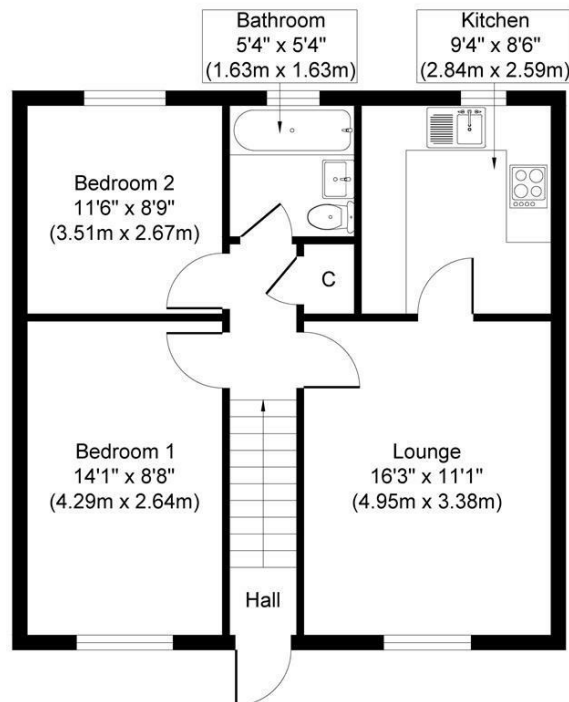
## Hybrid Map



## Terrain Map



## Floor Plan



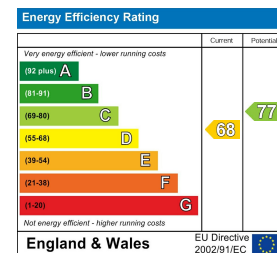
**Approximate Floor Area**  
**558 sq. ft**  
**(51.83 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Copyright V360 Ltd 2026 | [www.houseviz.com](http://www.houseviz.com)

## Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.