



## 79 Nethercote Gardens

Shirley, Solihull, B90 1BH

£165,000





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HS Homes is pleased to welcome you to this well-presented two-bedroom maisonette, ideally located in the heart of Shirley, within the popular Nethercote Gardens. This end property offers a fantastic opportunity for first-time buyers, downsizers, or small families, offering spacious accommodation in a highly convenient location. This property is sold chain free.

## Property Overview:

Set back from the road with on-street parking, this maisonette has its own private entrance via a small entrance hall, which leads upstairs to the first floor. The property benefits from gas central heating throughout.

## First Floor Accommodation:

A spacious landing area provides access to all rooms in the property.

The main bedroom is positioned at the front of the home, complete with a window overlooking the front aspect and built-in inset storage cupboards.

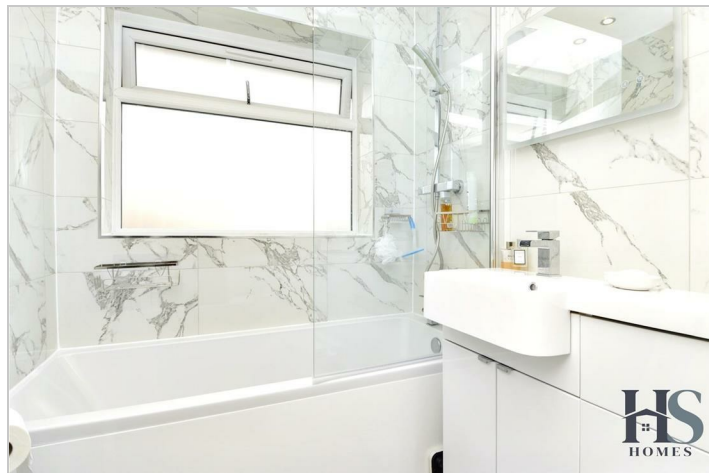
The second bedroom, located at the rear, is a bright and airy space with a window offering views to the back of the property.

The newly renovated bathroom is also positioned at the rear and includes a vanity unit with sink, WC, bathtub with overhead shower, and modern fittings.

The heart of this home is the lounge/diner, located at the front of the property. This spacious and versatile living area features a fireplace with electric fire, a

large front-facing window, and plenty of room for both lounge furniture and a dining table.

Off the lounge is a galley-style kitchen to the rear, offering ample floor and wall cupboards, generous worktop space, and a window overlooking the back of the property—perfect for preparing meals in a bright, functional space.



Road Map



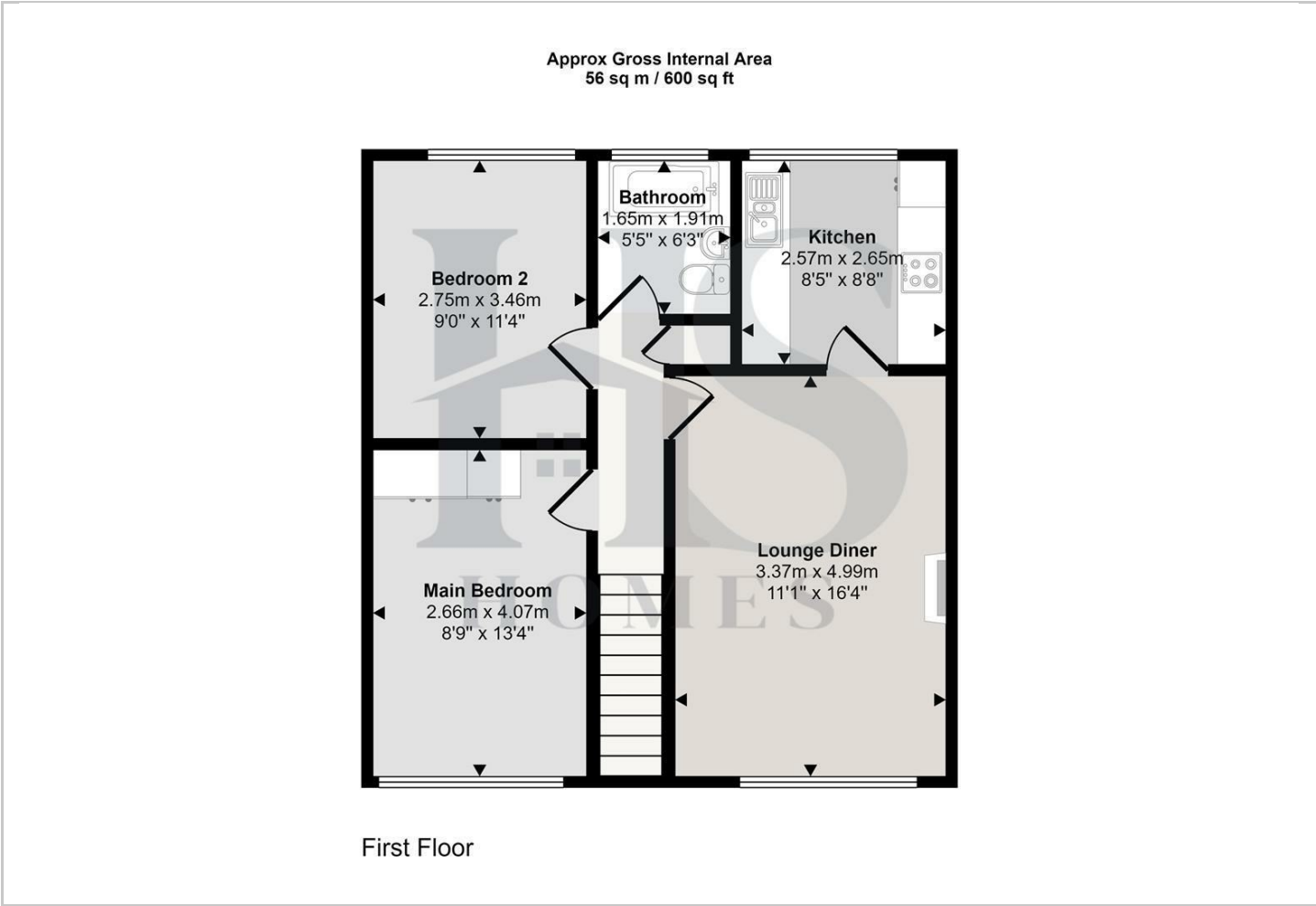
Hybrid Map



Terrain Map



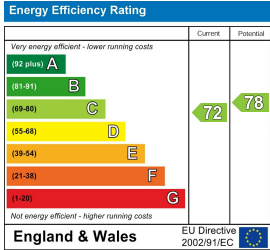
Floor Plan



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



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