



**54 Shustoke Road, Solihull B91 2QR**

Price Guide **£175,000**

- First Floor Maisonette
- Two Double Bedrooms
- Modern Kitchen
- Extended Lease
- No Service Charge
- Energy Efficiency Rating - E

**0121 709 3300**

# 54 Shustoke Road, Solihull B91 2QR

54 Shustoke Road is a well presented first floor maisonette situated in a highly convenient location within walking distance to Solihull town centre and would be an ideal first-time purchase or buy to let investment. The accommodation briefly affords, a light filled hallway, spacious lounge, modern fitted kitchen, two double bedrooms, modern bathroom, and garden to the rear, as well as a single garage en bloc. No Chain

## APPROACH

Via a lawned foreground garden entrance leading to a staircase rising to first floor landing.

## HALLWAY

UPVC double glazed window to the side aspect, loft access, ceiling light point, cupboard concealing Dimplex storage water cylinder, doors to lounge, kitchen, two bedrooms and bathroom.

## LOUNGE

**9' 10" (3M) X 13' 1" (4M)**

Storage heater, TV point, telephone point, UPVC double glazed window to the rear aspect.



## KITCHEN

**8' 6" (2.6M) X 5' 11" (1.8M)**

A range of matching wall and base units with coordinated roll top work surface areas, complementary ceramic tiling to splashback prone areas, stainless steel single drainer sink unit, integrated Candy ceramic hob with electric oven, stainless steel canopy cooker hood, integrated fridge, space and plumbing for a washing machine, ceiling light point, ceramic tiled floor, UPVC double glazed window to the rear aspect.



## BEDROOM ONE (FRONT)

**9' 10" (3M) X 13' 5" (4.1M)**

Ceiling light point, Duplex storage radiator, a range of modern fitted wardrobes and dressing table, UPVC double glazed window to the front aspect.

## BEDROOM TWO (FRONT)

**9' 10" (3M) X 6' 7" (2M)**

Ceiling light point, built-in cupboard, UPVC double glazed window to the front aspect.

## MODERN BATHROOM

Modern, white three-piece suite comprising: low level flush WC, pedestal hand wash basin, panel bath, Bosch thermostatic shower unit over, complementary ceramic tiling to walls and floor, ceiling light point, wall mounted heater, obscure UPVC double glaze window to the side aspect.



## GARDEN

There is a well-established garden to the rear of the property.

## GARAGE

Single garage situated en-block.

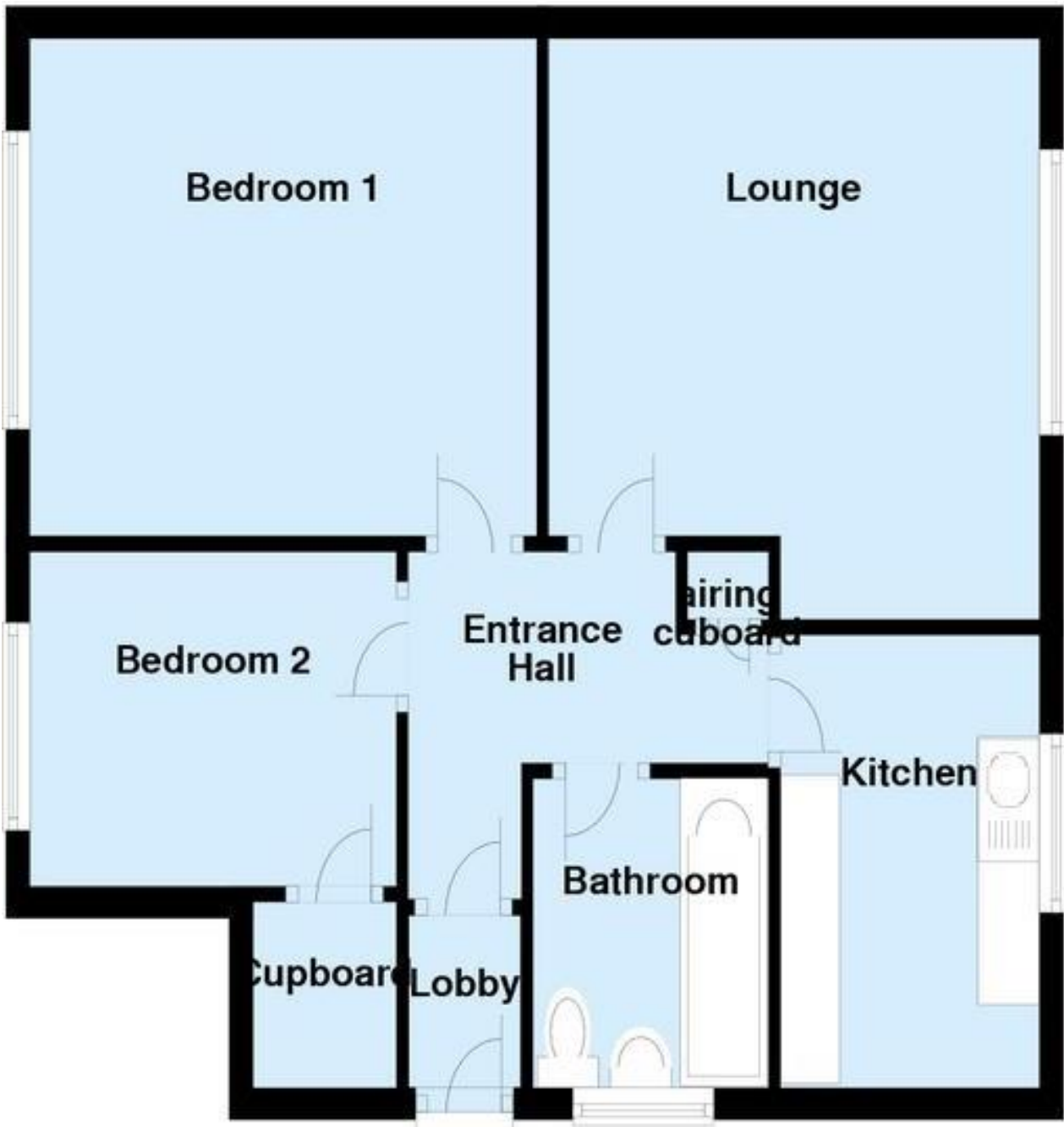
**TENURE**

We have been advised that the property is leased old and has been extended to 125 years. This is subject to solicitor verification.

**GROUND RENT**

We have been advised that the Ground Rent is £15 per annum. This is subject to solicitor verification.





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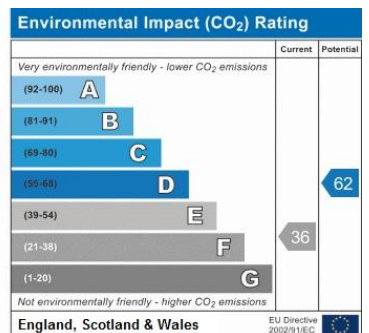
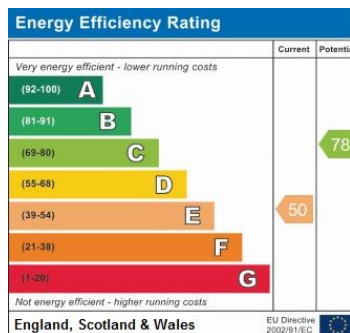
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