



## 11 Portia Avenue Shirley

**A Traditional Style Character Detached Property (Circa 1930's)  
Located on the Sought-After Shakespeare Manor Estate  
Benefiting from Double Glazing and Gas Central Heating  
Offering Accommodation in Need of Some Modernisation Comprising:-  
Enclosed Porch, Reception Hall, Two Reception Rooms  
Kitchen, Three Good Sized Bedrooms, First Floor Store Room/Box Room  
Family Bathroom with Shower, Separate W.C.  
Garage, Generous Block Paved Front Driveway, Delightful Rear Garden**

**£389,950**

**Viewing Shirley Office 0121- 683 8833**

# 11 Portia Avenue, Shirley, B90 2NN

An opportunity to acquire a traditional style character detached property (Circa 1930's) that is located on the sought after Shakespeare Manor Estate. Benefiting from double glazing and a gas central heating system, the accommodation that is in need of some modernisation comprises:- enclosed porch, reception hall, two spacious reception rooms, kitchen, three good sized bedrooms, first floor store room/box room, family bathroom with shower, separate w.c. and integral garage. The property has a generous block paved front driveway that offers good off road parking and there is a delightful well stocked rear garden.

## Enclosed Porch

Having ceramic tiled floor, double glazed windows and double glazed entrance door.

## Reception Hall

Approached through the original stained glass front door with matching stained glass windows either side, ceiling cornice, central heating radiator, walk-in cloaks cupboard and staircase that leads off to the first floor with useful storage cupboard below.

## Front Reception Room 16'2" into the bay x 11'0" max

Having ceiling cornice, double glazed bay window with central heating radiator shaped to the bay, mock ceiling beams, plate rail and mahogany style fire surround with fitted gas fire.

## Rear Reception Room 15'10" into the bay x 12'0" max

Having ceiling cornice, Minster style stone fireplace with Living Flame gas fire, three wall light points, central heating radiator and double glazed bay window with central double glazed door to the rear garden.

## Kitchen (rear) 11'0" x 10'3" plus pantry

Being fitted with a range of wall and base units with complementary wall tiles and work surfaces, inset stainless steel sink, appliance space with plumbing for washing machine, central heating radiator, double glazed window, gas cooker point and double glazed external door through to the covered side passageway. There is also a walk-in pantry that is fitted with wall and base units to match the main area of the kitchen.

## Covered Side Passageway

Having boiler cupboard that houses the floor standing gas central heating boiler, separate gardeners w.c., double glazed external door to the rear garden, external door to the front of the property and courtesy door through to the garage.

## ON THE FIRST FLOOR

### Landing

Having double glazed window and ceiling hatch to the roof space.

### Bedroom One (front) 16'6" into the bay x 11'0"

Having double glazed bay window and central heating radiator.

### Bedroom Two (rear) 16'5" into the bay x 12'0" max to rear of wardrobes

Having double glazed bay window, central heating radiator and two built in wardrobes.



### Bedroom Three (front) 12'0" x 7'7"

Having double glazed window, central heating radiator, built in wardrobe and dressing table.

### Store Room / Box Room 7'2" x 3'3" (part restricted headroom)

Leads off the landing providing good storage space.

### Family Bathroom (rear)

Being fully tiled and fitted with a suite comprising:- corner bath, separate shower cubicle with thermostatically controlled shower and vanity unit with wash hand basin. White towel radiator, double glazed window and built in airing cupboard.

### Separate W.C.

Being fully tiled and having double glazed window and w.c.

## OUTSIDE

### Integral Garage 15'9" x 7'6"

Having double doors to the front, electric light and power.

### Delightful Rear Garden

Having a paved patio and being laid to lawn with flower beds and borders stocked with a great variety of plants, shrubs and trees.

## Tenure

We are advised the property is Long Leasehold with approximately 920 years un-expired, subject to an annual Ground Rent of approximately £4.50. Subject to Solicitor verification.

## GENERAL INFORMATION

**Fixtures & Fittings** - Only those items mentioned in the particulars are included in the sale. However, other items may be available by separate negotiation.

**Viewing** – Strictly by prior appointment through Shakespeares Estate Agents, Shirley Office:- Telephone:- 0121 683 8833.

**Internet** – All our properties can be seen on [e-shakespeares.co.uk](http://e-shakespeares.co.uk) and [rightmove.co.uk](http://rightmove.co.uk)

**Free Sales Valuation** – If you have a property to sell, Shakespeares Estate Agents would be pleased to provide, without obligation, a free sales valuation at your convenience.

**Independent Mortgage Advice – Shakespeares** are proud to introduce Oak Tree Mortgages who are qualified professional independent mortgage advisers. They can provide you with up to the minute information on the available rates from a whole range of lenders. To arrange an appointment please contact Shakespeares Estate Agents on 0121 683 8833. Your Home is at risk if you do not keep up repayment on a mortgage or other loans secured on it.

**Conveyancing** - Shakespeares work very closely with local Solicitors and can introduce long established, reputable firms to you, who can provide a no-obligation conveyancing quotation. Upon completion of any transaction Shakespeares will receive an introductory fee, which will be paid out of the Solicitors own resources. This arrangement is regulated by the Solicitors Regulation Authority and The Solicitors Code of Conduct 2007

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We have in place procedures and controls which are designed to forestall and prevent Money laundering. If we suspect that a supplier, customer/client or employee is committing a Money laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the Serious Organised Crime Agency.

### Description

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

### Agents Note

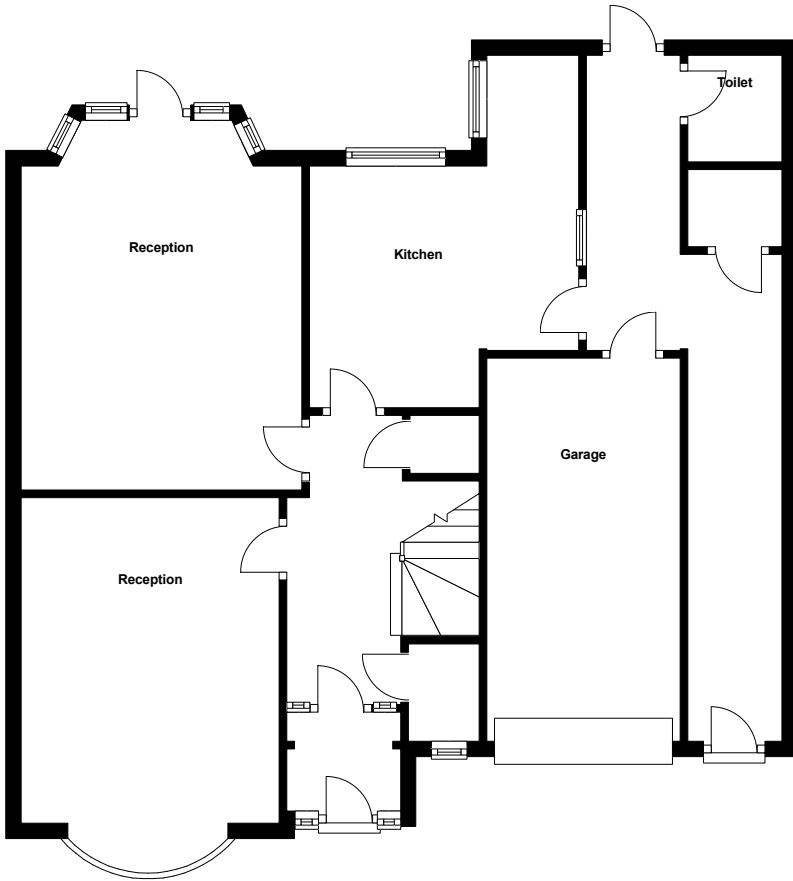
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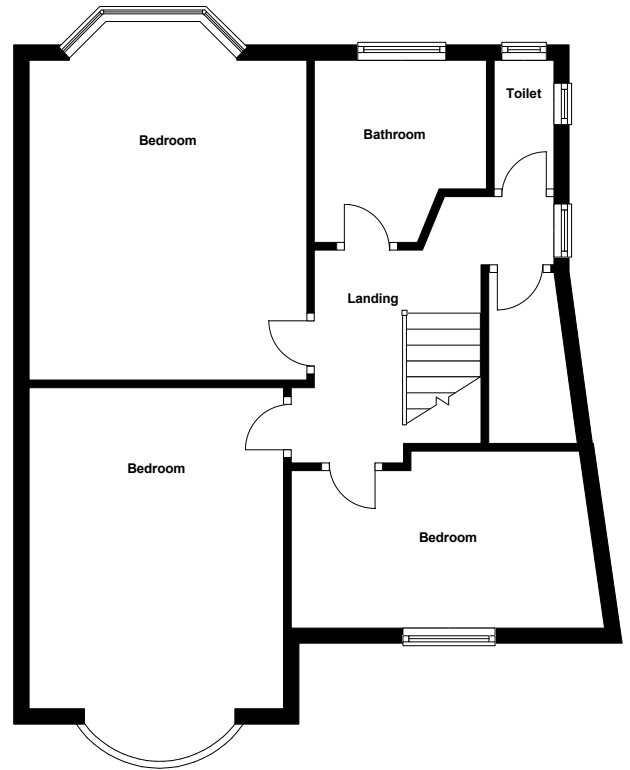


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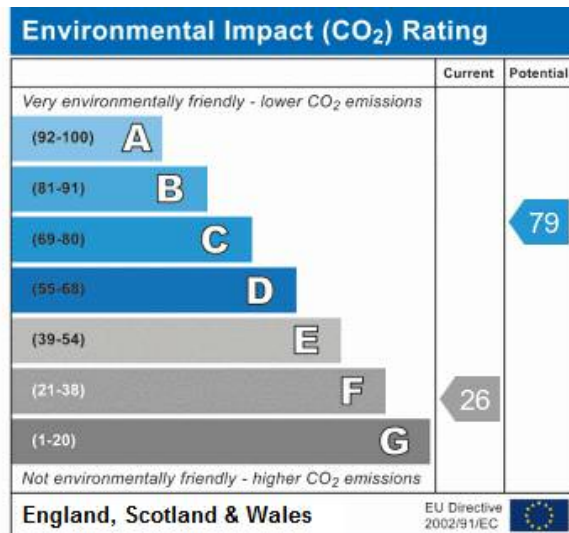
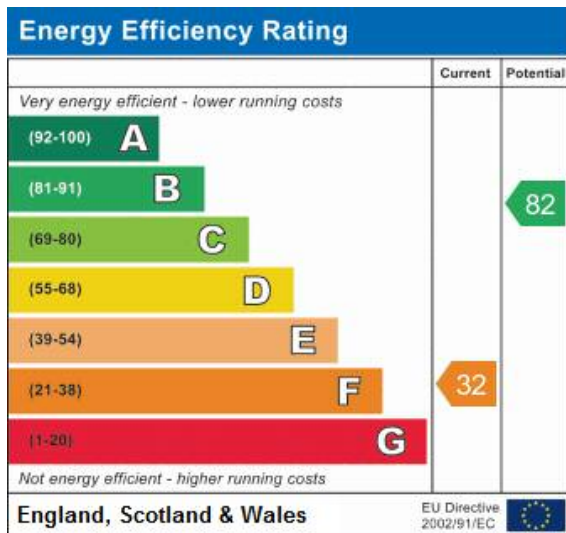
Ground Floor



First Floor



*This plan is for identification purposes only. It is not to scale and is only intended to show the approximate relationship of one room to another. It should not be relied upon.*



**378 Stratford Road, Shirley, Solihull. B90 4AQ**

tel: **0121-683 8833** email: [sales@e-shakespeares.co.uk](mailto:sales@e-shakespeares.co.uk)