



smarthomes

## Royal House, Princes Gate

Homer Road, Solihull, B91 3QQ

- A Beautifully Presented Second Floor Apartment
- Double Bedroom
- Open Plan Lounge/Kitchen/Diner
- Luxury Bathroom

**£225,000**

EPC Rating '70'





## Property Description

### DRAFT SALES PARTICULARS

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

Princes Gate is a private development of 100 apartments, situated in one of Solihull's most popular residential areas and within easy walking distance of the town centre.



The apartments are thoughtfully designed and highly specified, providing modern sophisticated living. With interior details expertly designed by our team of leading architects.

Within 5 minutes of leaving your apartment on foot, you could be browsing in John Lewis, shopping in Waitrose, exercising in the local leisure centre or walking in Tudor Grange Park. Princes Gate is well located, with Solihull Station just next door and Birmingham City Centre, just nine minutes by rail.



All apartments will be finished to an incredibly high standard, having the benefit of contemporary kitchens and bathrooms, as well as fob entry and video entry phone systems. In addition, there will be lifts to all floors, high-speed internet and car parking for both occupiers and guests.

### **Open Plan Lounge/Diner**

This spacious room is finished with wood laminate flooring and fitted with TV/high speed internet (BT and Virgin) outlets in living area. It has been finished to a superb standard and has all aspects of a modern contemporary lifestyle.



### **Contemporary Fitted Kitchen**

Fitted with a range of contemporary kitchen units with soft close drawers and doors to add to the luxurious finish and over laid with square edge worktops with matching upstands. The Kitchen comes fully fitted with Zanussi stainless steel electric built in single oven and Zanussi ceramic hob with Zanussi integrated cooker hood. Zanussi integrated 70/30 fridge freezer, a sink and drainer with swan neck mixer tap and Stainless steel splash back and under cupboard lighting



### **Double Bedroom**

A contemporary bedroom with fitted carpets and a ceiling light point



### Luxury Bathroom

The bathroom has been finished to a very high standard and has ceramic floor tiling and full height ceramic wall tiles. There is a panelled bath with shower over, wash hand basin with mixer tap and low flush W.C. A heated chrome towel rail and wall mounted mirror above the wash hand basin.

### External

The apartment benefits from well maintained communal grounds and visitors parking

### Tenure

We are advised by the vendor that the property is leasehold with approx. 248 years remaining on the lease but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	70
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Salihull  
West Midlands  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
[shirley@smart-homes.co.uk](mailto:shirley@smart-homes.co.uk)  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements