



Consort House

Princes Gate, Homer Road, B91 3QQ

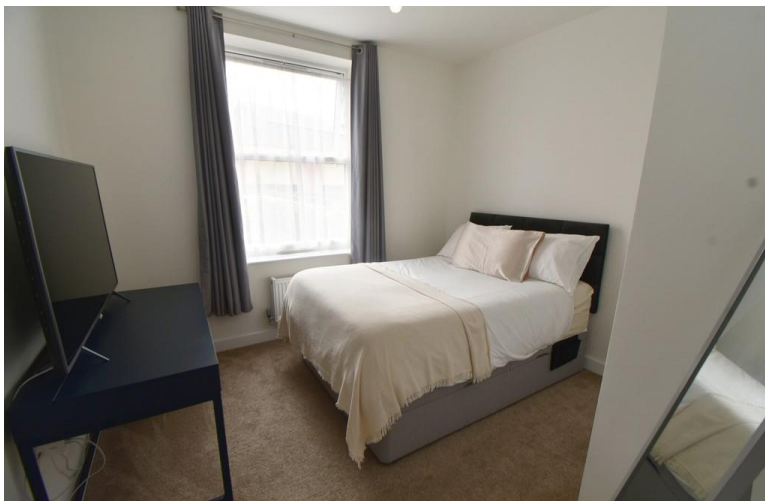
- A Very Well Presented First Floor Apartment
- One Double Bedroom
- Open Plan Lounge & Breakfast Kitchen
- Modern Bathroom
- Allocated Parking Space

Offers Over £180,000

EPC Rating 76

Current Council Tax Band - C





Property Description

Situated in a sought after and convenient location for many of the amenities in the Solihull area. Solihull train station is situated off Streetsbrook Road with commuter services to Birmingham and London Marylebone. Solihull Town Centre offers an excellent choice of shopping facilities including Touchwood and John Lewis Department Store. There is easy road access to the M42 motorway, NEC and Birmingham International Airport and Train Station

The property is accessed via secure communal entrance leading through to impressive communal hallway with stairs and lift to all floors



Entrance Hallway

With telephone intercom system, useful storage cupboard housing boiler, Amtico flooring, spot lights to ceiling and doors leading off to

Lounge Area

12' 5" x 10' 2" (3.8m x 3.1m) With two double glazed windows to side, two radiators, Amtico flooring, ceiling light point and opening to



Breakfast Kitchen Area

8' 10" x 7' 6" (2.7m x 2.3m) Being fitted with a range of high gloss handle-less wall, drawer and base units, complementary work surfaces with matching upstands, sink and drainer unit with mixer tap, four ring Zanussi induction hob with glazed splashback and extractor canopy over, inset Zanussi electric oven, integrated fridge freezer and washing machine, under-cupboard lighting, breakfast bar seating area, Amtico flooring and spot lights to ceiling



Bedroom

10' 9" x 10' 2" (3.3m x 3.1m) With double glazed window to side, radiator and ceiling light point

Modern Bathroom

6' 6" x 5' 6" (2.0m x 1.7m) Being fitted with a three piece white suite comprising; tiled panelled bath with thermostatic shower over and glazed screen, WC with enclosed cistern and wall mounted flush and floating vanity wash hand basin, contemporary Porcelanosa tiling to water prone areas and floor, shaver socket, extractor and spot lights to ceiling

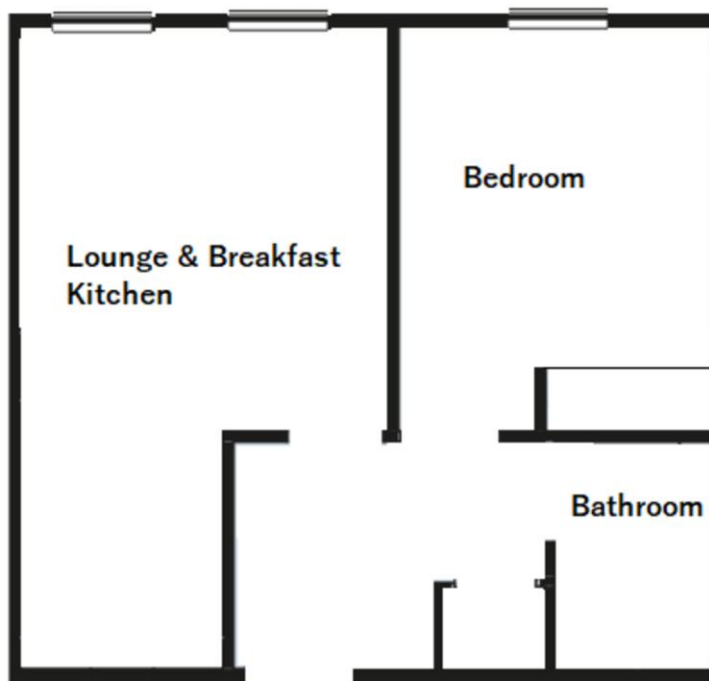




The property benefits from one allocated parking space

Tenure

We are advised by the vendor that the property is leasehold with approx. 247 years remaining on the lease, a service charge of approx. £974 per annum and a ground rent of approx. £184 per annum 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. Current council tax band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.