



smarthomes

## Sir Robert Peel Court

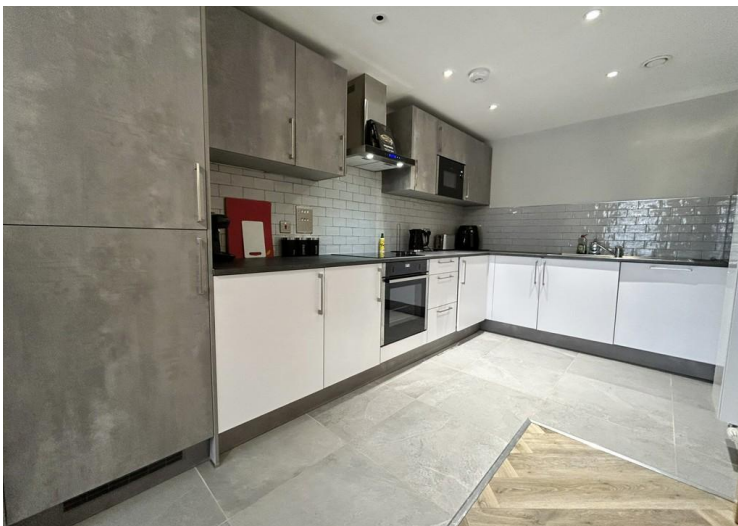
Stratford Road, Shirley, B90 3FU

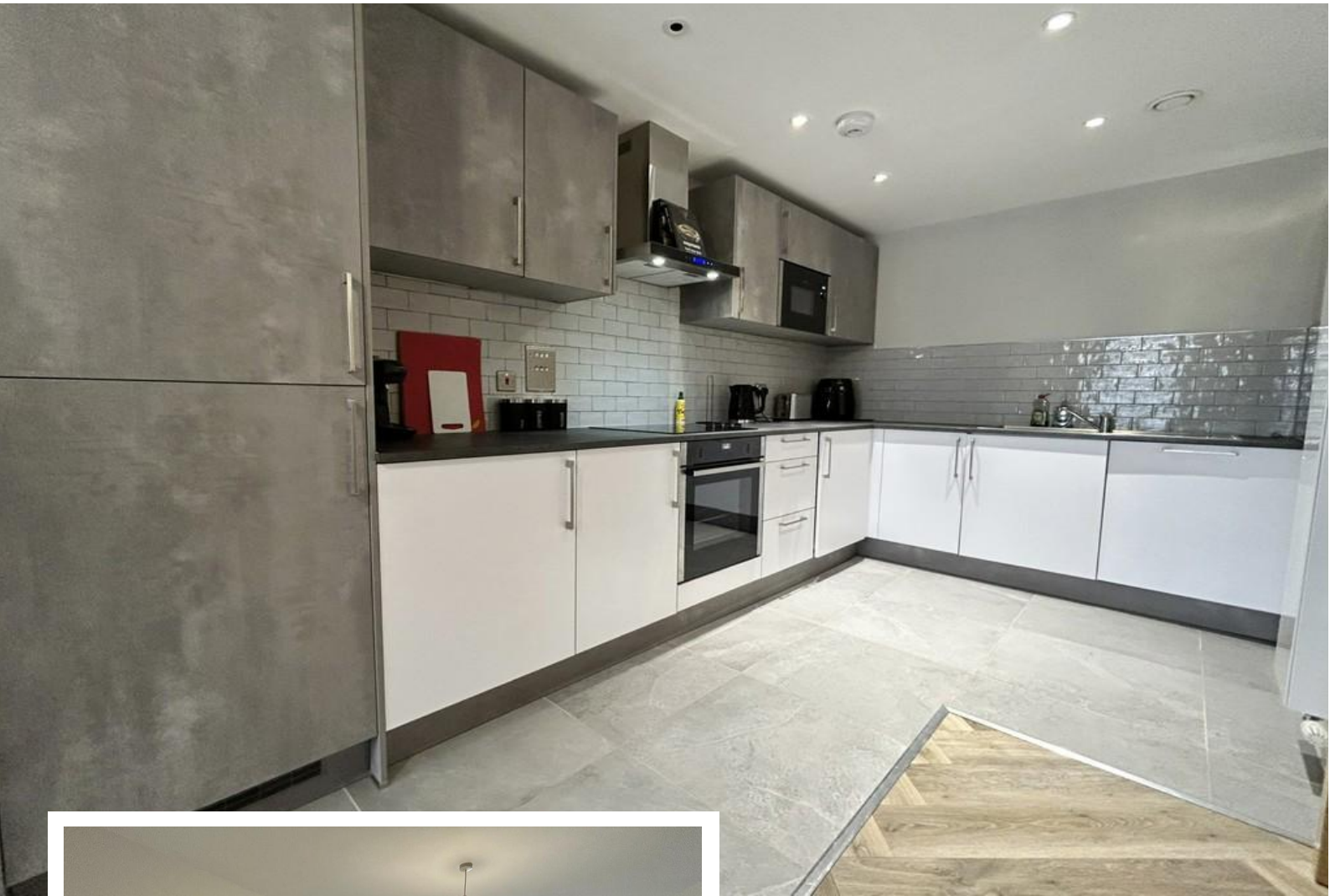
- A Recently Constructed First Floor Apartment
- One Spacious Bedroom
- Open Plan Lounge Diner & Contemporary Kitchen
- Porcelanosa Bathroom
- One Allocated Barrier Parking Space
- No Upward Chain

**Offers in Region of £195,000**

EPC Rating - 85

Current Council Tax Band - C





## Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



The apartment is situated within a recently constructed purpose built block with automated barrier parking and is accessed via secure intercom leading through to attractive communal areas and lift and stairs leading to this first floor apartment

### **Private Entrance Hall**

With LVT herringbone flooring, ceiling light point, radiator, secure video entry system, built-in storage cupboard housing boiler and attractive doors leading off to



### **Open Plan Contemporary Kitchen & Lounge Diner**

28' 10" x 10' 3" (8.79m x 3.12m) Being fitted with a contemporary range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, metro style tiling to splashback areas, four ring ceramic hob with extractor canopy over, inset electric oven, inset eye-level microwave oven, integrated washing machine, dishwasher and fridge freezer, spot lights to ceiling, vertical radiator, ceiling extractor and tiled flooring. The lounge diner has LVT herringbone flooring, two ceiling light points, radiator and double glazed French doors leading out to the balcony having a tiled floor and glazed balustrade



### **Spacious Master Bedroom to Front**

18' 2" x 8' 10" (5.54m x 2.69m) With double glazed window to front elevation, ceiling light point and radiator

### **Porcelanosa Bathroom**

7' 10" x 7' 6" (2.39m x 2.29m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic rainfall shower over, additional handheld shower attachment and glazed screen, WC with enclosed cistern and wall mounted flush and floating vanity wash hand basin, Porcelanosa tiling to walls and floor, ladder style radiator, ceiling light point and extractor



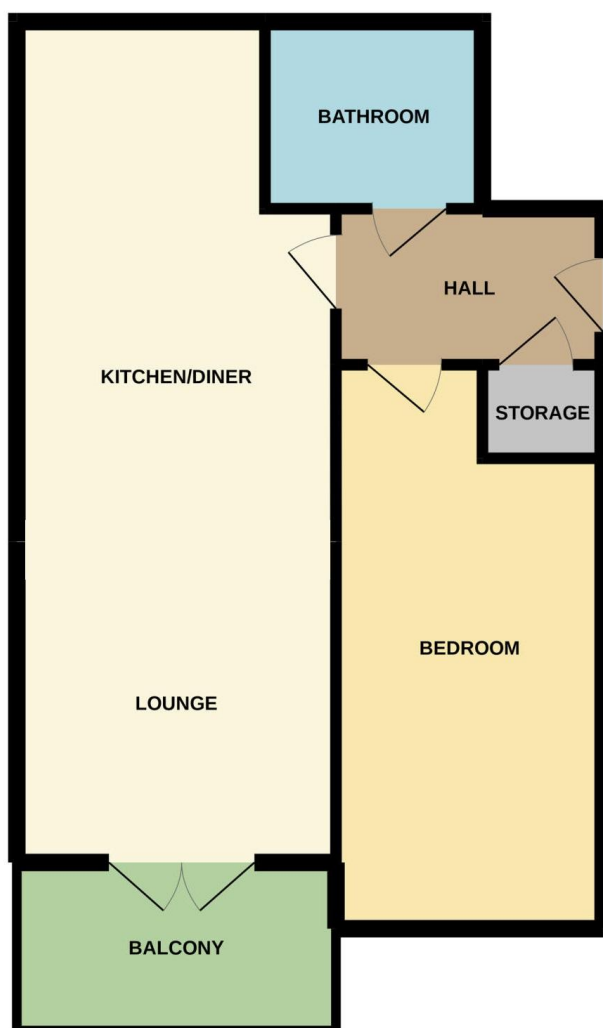
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Parking

The apartment benefits from one allocated parking space

### Tenure

We are advised by the vendor that the property is leasehold with approx. 122 years remaining on the lease, a service charge of approx. £1,090.62 per annum and no ground rent payable 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.



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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.