



smarthomes

## Broadoaks

Streetsbrook Road, Solihull, B91 1QY

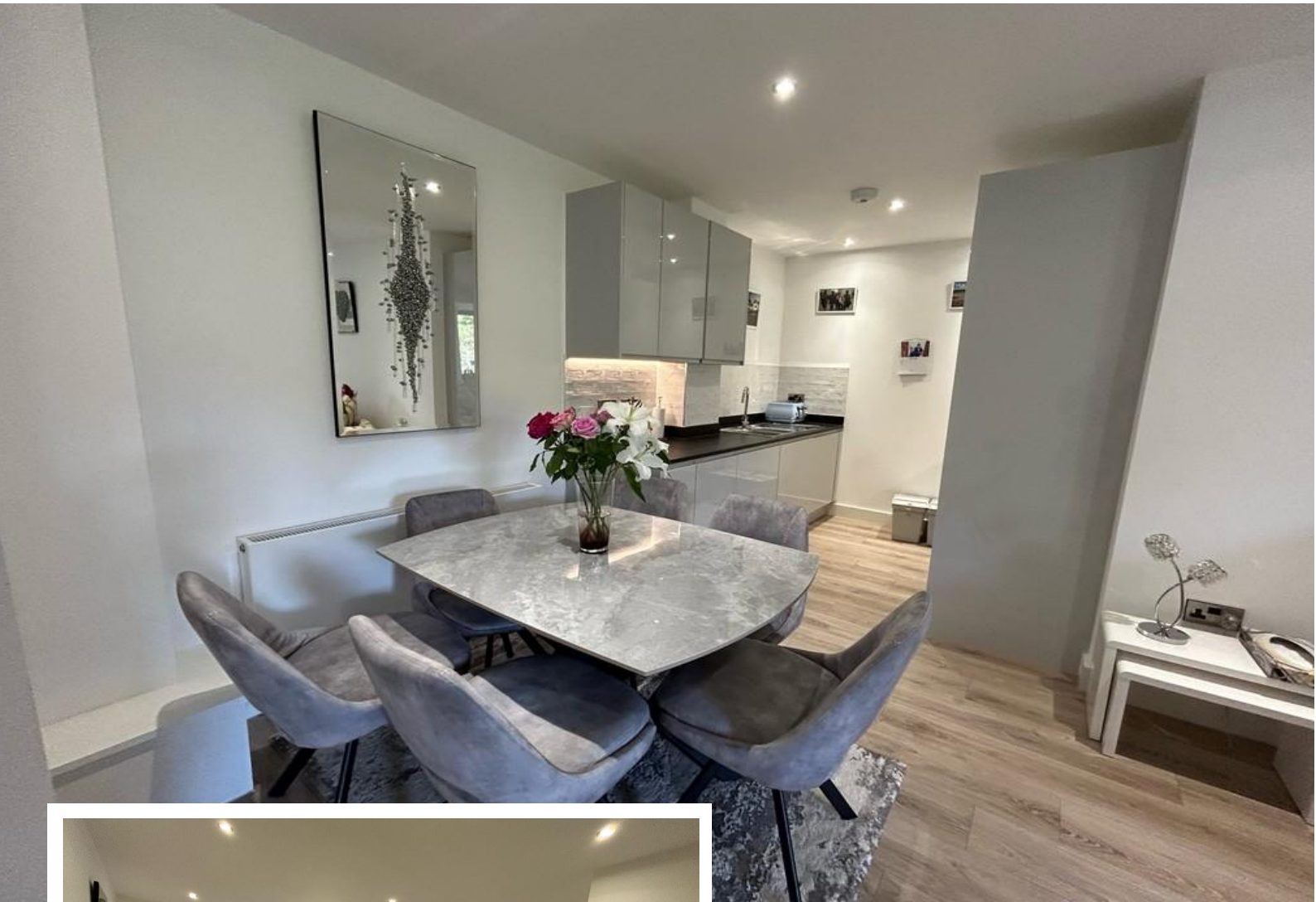
- A Recently Constructed Apartment
- West Facing Double Width Balcony
- Two Double Bedrooms and Two Bathrooms
- Spacious Open Plan Lounge/Kitchen/Diner

**Offers In Region Of £325,000**

EPC Rating - 70

Current Council Tax Band - C





## Property Description

### COMMUNAL HALL

Security entry system, lift to all floors

### RECEPTION HALL

Storage cupboard housing the central heating boiler and giving access to the lounge, bedrooms and bathroom. Security entry phone, laminate flooring.



### **OPEN PLAN LOUNGE/KITCHEN/DINER**

18' 0" max x 15' 2" max (5.49m max x 4.62m max) Fully fitted kitchen in Dove Grey with contrast charcoal work surfaces, integrated dishwasher, washer/dryer, fridge/freezer, electric fan oven, ceramic 4 ring hob and extractor cooker hood. Laminate flooring, radiator and a double glazed window



### **MASTER BEDROOM**

15' 5" x 9' 7" (4.7m x 2.92m) Double fitted wardrobe with sliding mirror doors, central heating radiator, double glazed double doors to good size balcony, door leading to en-suite shower room.



### **EN-SUITE SHOWER ROOM**

8' 4" x 5' 6" (2.54m x 1.68m) Low level WC, wash basin with vanity unit, walk in double shower with both low level and rainfall shower fitted, fully tiled walls, stainless steel heated towel rail, recess with tiled shelf and large fitted mirror.



### **BEDROOM TWO**

11' 9" x 10' 9" (3.58m x 3.28m) Double glazed window and panelled central heating radiator.

### **BATHROOM**

7' 7" x 5' 6" (2.31m x 1.68m) Panelled bath with rainfall shower over and glass door, wash basin with vanity unit, heated towel rail, recess shelving with large fitted mirror, fully tiled.



## BALCONY


16' x 3' 9" (4.88m x 1.14m) Double width in size with glass frontage

## ALLOCATED PARKING SPACE

Allocated parking space with barrier secure parking. The car park has areas of greenery, shrubs and is surrounded by trees. There is a communal electric charging point available.

## 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. £1,400 per annum and a ground rent of approx. £250 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	70
(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 	

316 Stratford Road  
Shirley  
Solihiull  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
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. 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.