



smarthomes

## Sir Robert Peel Court

Stratford Road, Shirley, B90 3FU

- A Beautifully Presented Ground Floor Apartment
- Two Good Size Bedrooms
- Superb Open Plan Lounge/Kitchen/Diner
- One Allocated Parking Space

**Offers Over £235,000**

EPC Rating - 84

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 with a private front door leading into

### **Private Entrance Hall**

With LVT herringbone flooring, LED lighting, radiator, security intercom system and attractive doors leading off to



### **Superb Open Plan Lounge/Kitchen/Diner**

26' 6" x 15' 1" (8.1m x 4.6m) 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 induction hob with extractor canopy over, inset electric oven, inset eye-level Neff microwave, integrated washing machine, dishwasher and fridge freezer, spot lights to ceiling, ceiling extractor, tiled flooring, storage cupboard housing Worcester Bosch central heating boiler, NEST thermostat and a UPVC double glazed privacy window to side. The lounge diner has LVT herringbone flooring, ceiling light point, two wall mounted radiators and a UPVC double glazed privacy window to front elevation



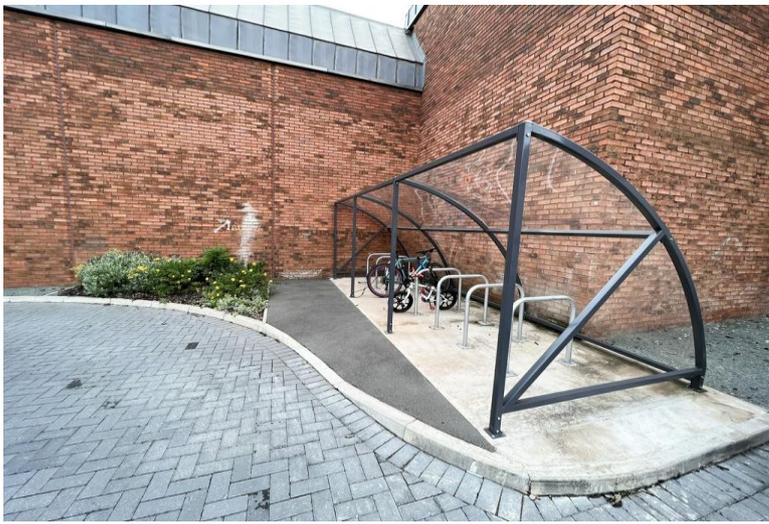
### **Bedroom One to Front**

15' 5" x 7' 10" (4.7m x 2.4m) With a UPVC double glazed privacy window to front elevation, ceiling light point, multimedia points and radiator



### **Bedroom Two to Front**

13' 9" x 6' 10" (4.2m x 2.1m) With a UPVC double glazed privacy window to front elevation, ceiling light point and radiator



### Modern Bathroom

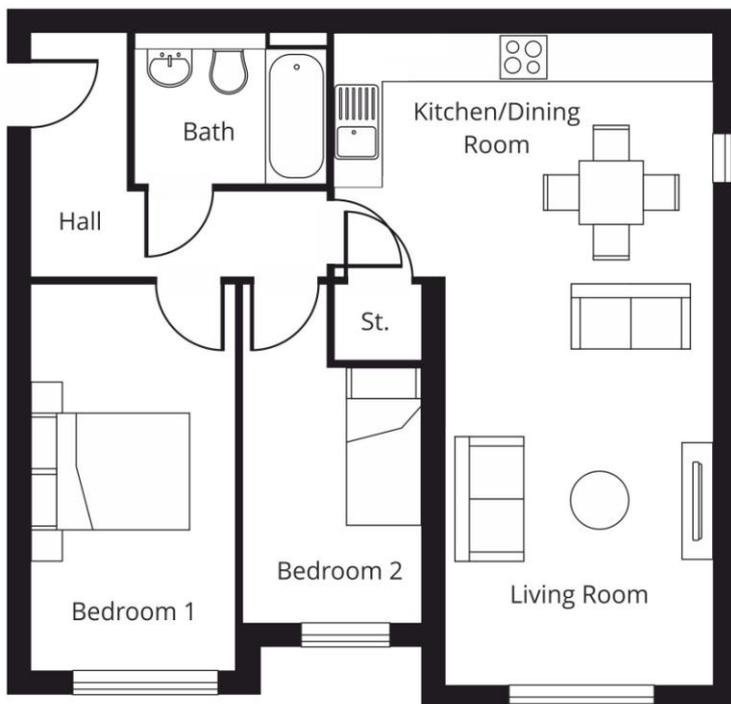
7' 6" x 5' 6" (2.3m x 1.7m) Being fitted with a three piece white Duravit suite comprising; panelled bath with thermostatic rainfall shower over, additional handheld shower attachment and glazed screen, W.C with enclosed cistern and wall mounted flush and floating vanity wash hand basin. Contemporary tiling to walls and floor, illuminated mirror, chrome ladder style radiator, ceiling light point and extractor

### External

The apartment benefits from one secure allocated parking space and covered bike storage

### 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. £1,400 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Salford  
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.