

smarthomes

Sir Robert Peel Court

Stratford Road, Shirley, B90 3FU

- A Well Presented First Floor Apartment
- Two Bedrooms
- Open Plan Lounge Diner & Kitchen with Balcony
- Contemporary Bathroom
- Electric Gated Allocated Parking
- No Upward Chain

Offers in Region of £246,000

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 property is set behind secure electronic gates opening through to allocated parking and video entry phone to communal entrance with lifts to all floors

Entrance Hall

With wood effect herringbone flooring, radiator, LED ceiling light points and doors leading off to



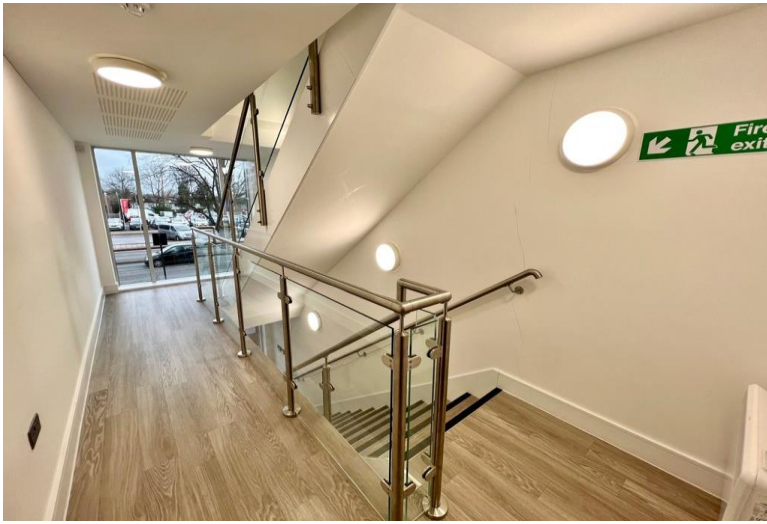
Open Plan Lounge Diner & Kitchen

22' 3" x 15' 5" (6.8m x 4.7m) With double glazed window to side, double glazed door to balcony, wood effect herringbone flooring, two radiators, ceiling light points and opening to kitchen area with a range of wall, drawer and base units, laminate work surfaces, four ring Neff hob with stainless steel extractor over, inset electric oven and eye-level microwave oven, integrated fridge freezer, washing machine and dishwasher, sink and drainer unit with mixer tap, cupboard housing boiler, useful storage cupboard and tiling to splashback areas and floor



Bedroom One to Rear

14' 5" x 7' 10" (4.4m x 2.4m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Two to Rear

14' 0" x 6' 10" (4.29m x 2.1m) With double glazed window to rear elevation, radiator and ceiling light point

Contemporary Bathroom

7' 6" x 5' 2" (2.3m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, WC with enclosed cistern and wall mounted flush and vanity wash hand basin, complementary tiling to walls and floor, ladder style radiator, feature LED mirror, extractor and spot lights to ceiling



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. £900 per annum and a ground rent of approx. £100 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	85	85
(69-80) C		
(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 are 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.