



smarthomes

## Consort House

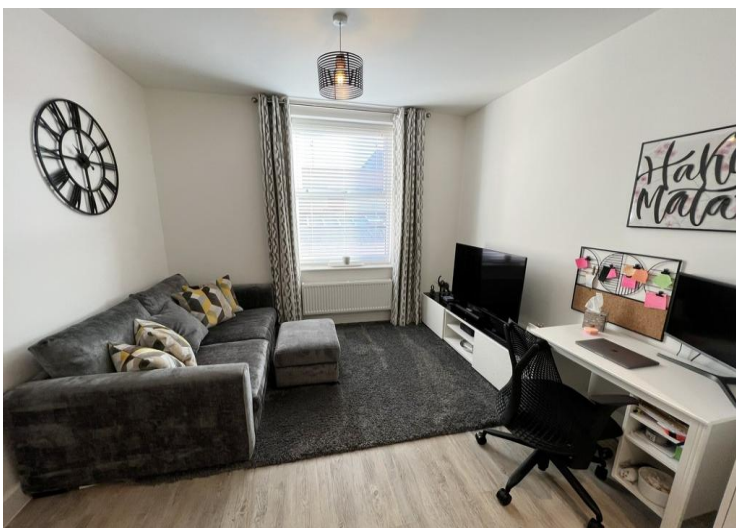
Princes Gate, Homer Road, B91 3QQ

- A Very Well Presented First Floor Apartment
- Double Bedroom with Fitted Wardrobes
- Open Plan Lounge/Kitchen/Diner
- Modern Bathroom

**£235,000**

EPC Rating - 74

Current Council Tax Band - C





## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



The property is accessed via a secure communal entrance door leading into a well maintained communal hallway. There is lift and stair access to all floors and on the first floor a private composite front door leads into

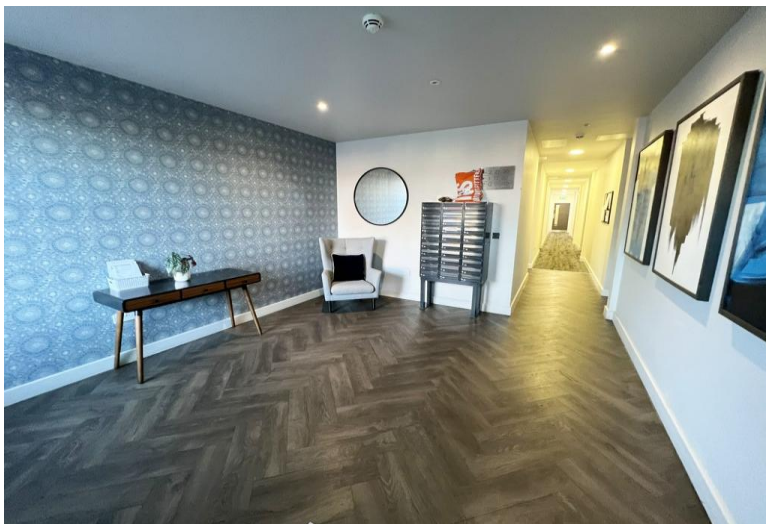
### **Entrance Hallway**

With LVT flooring, ceiling spot lights, useful storage cupboard and door leading off to



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

17' 4" x 11' 1" max (5.3m x 3.4m max) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with extractor hood over and oven below. Integrated fridge/freezer and washer/dryer, LVT flooring, wall mounted radiator, ceiling light point and spot lights and a double glazed window



### **Double Bedroom**

10' 5" x 10' 2" (3.2m x 3.1m) With a double glazed window, fitted wardrobes with sliding mirror fronted doors, wall mounted radiator and ceiling light point



## Modern Bathroom

6' 6" x 5' 6" (2m x 1.7m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, LVT flooring and ceiling spot lights

## External

The property benefits from one allocated parking space and visitors parking

## Tenure

We are advised by the vendor that the property is leasehold with approx. 246 years remaining on the lease, a service charge of approx. £1,288 per annum and a ground rent of approx. £189.95 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>	74	74
(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  
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.