



smarthomes

## Century House, Stratford Road

Shirley, Solihull, B90 3BH

- An Immaculately Presented Top Floor Apartment
- Two Double Bedrooms
- Two Modern Shower Rooms
- Open Plan Lounge/Kitchen/Diner

**£210,000**

EPC Rating - 72

Current Council Tax Band - A





## 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 accessed via a secure communal door leading into a welcoming communal entrance hallway. Stairs and lift access rise to all floors and on the top floor a private entrance door leads into

### **Entrance Hallway**

With LED ceiling spot lights, LVT flooring, wall mounted electric heater and oak doors leading off to



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

20' 5" x 13' (6.22m x 3.96m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Integrated fridge/freezer and washing machine, LVT flooring, wall mounted electric heater, ceiling light point and LED spot lights and large double glazed windows to the rear aspect



### **Bedroom One to Rear**

15' 1" max x 11' 0" max (4.6m max x 3.35m max) With a large double glazed window to rear elevation, wall mounted electric heater, ceiling light point, oak door to fitted storage and oak door to



### **Modern En-Suite Shower Room**

Being fitted with a modern white suite comprising of a large walk in shower enclosure, wall mounted wash hand basin and a low flush W.C. Anti-mist mirror, chrome heated towel rail, metro tiling to splash prone areas, LVT flooring and LED ceiling spot lights

## Bedroom Two to Rear

12' 11" x 10' 1" (3.94m x 3.07m) With a large double glazed window to rear elevation, wall mounted electric heater and ceiling light point

## Modern Shower Room

Being fitted with a modern white suite comprising of a large walk in shower enclosure, wall mounted wash hand basin and a low flush W.C. Anti-mist mirror, chrome heated towel rail, metro tiling to splash prone areas, LVT flooring and LED ceiling spot lights

## Parking

The property benefits from an allocated parking space

## Tenure

We are advised by the vendor that the property is leasehold with approx. 119 years remaining on the lease, a service charge of approx. £2,339 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 - A



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>	72	72
(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.