



smarthomes

Stratford Road

Shirley, Solihull, B90 4EE

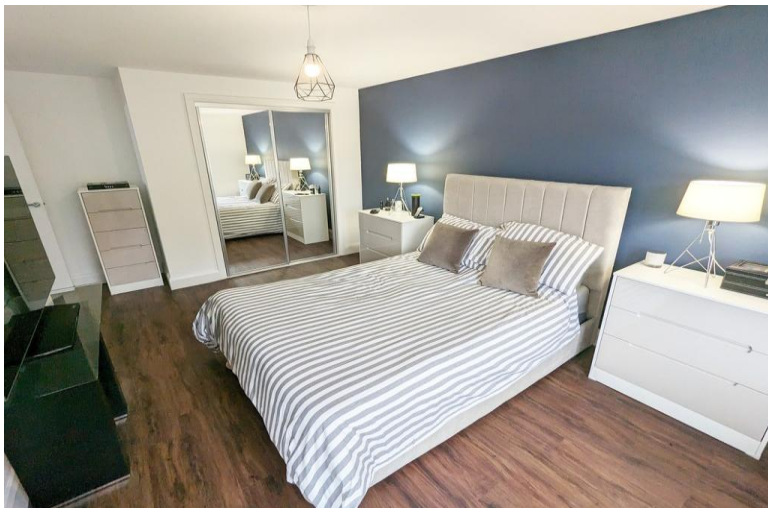
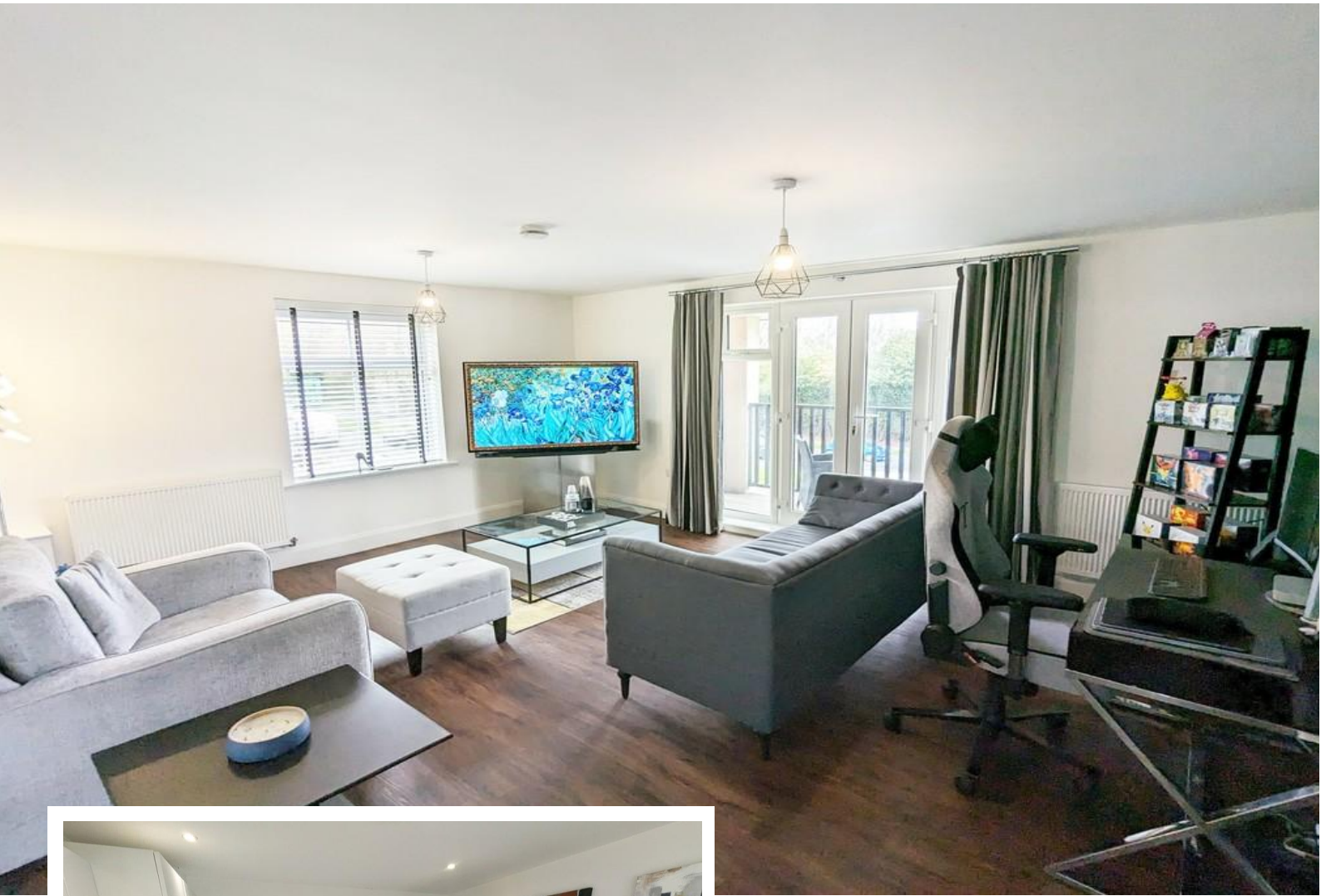
- Beautifully Presented Second Floor Apartment
- Two Double Bedrooms
- Two Allocated Parking Spaces
- No Upward Chain

£290,000

EPC Rating 84

Current Council Tax Band - D





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 entrance with stairs and lift giving access to

Entrance Hallway

Being L shaped, with central heating radiator, ceiling light point and Karndean oak flooring

Modern Kitchen Diner to Front

11' 0" x 14' 4" (to window) (3.35m x 4.37m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with heated mixer tap, integrated Neff microwave with oven below, Neff ceramic hob with extractor over, integrated dishwasher, integrated fridge and separate freezer, inset ceiling down lights, radiator, double glazed window to front, ceramic tiled floor and extractor.



Utility Room

4' 6" x 7' 0" (1.37m x 2.13m) Having floor and base units with work surfaces over, washer dryer, extractor, ceramic tiled floor, ceiling light and central heating radiator.



Dual Aspect Lounge

17' 8" x 14' 7" (to balcony) (5.38m x 4.44m) Having Karndean dark oak flooring, two central heating radiators, two ceiling lights, double glazed window to side, combination double glazed double opening doors to balcony with windows to side.

Bedroom One to Side

10' 4" x 17' 4" (max) (3.15m x 5.28m) With built-in wardrobe with sliding mirror fronted doors, Karndean dark oak flooring, double glazed window to side elevation, central heating radiator, ceiling light point and door off to;



En Suite Shower Room

6' 5" x 5' 11" (1.96m x 1.8m) Fitted with a modern white suite comprising a shower cubicle, concealed flush WC and wash hand basin set into vanity unit with storage below, tiling to splash prone areas, heated towel rail, spot lights to ceiling, extractor and an obscure double glazed window to side



Bedroom Two to Side

13' 6" x 9' 9" (4.11m x 2.97m) With double glazed window to side elevation, central heating radiator, Karndean dark oak flooring and ceiling light point

Family Bathroom

6' 6" x 7' 4" (1.98m x 2.24m) Being fitted with a white suite comprising; panelled bath with thermostatic shower over and glazed screen, concealed flush WC and wash hand basin set into vanity unit with storage below, heated chrome towel rail, extractor, ceramic tiled flooring, tiling to splash prone areas and shaver point.



Outside

The property benefits from two allocated parking spaces with secure gated access and communal gardens.

Tenure

We are advised by the vendor that the property is leasehold with approx. 117 years remaining on the lease, a service charge of approx. £1,417.90 per annum and a ground rent of approx. £350 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 - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(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 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.