



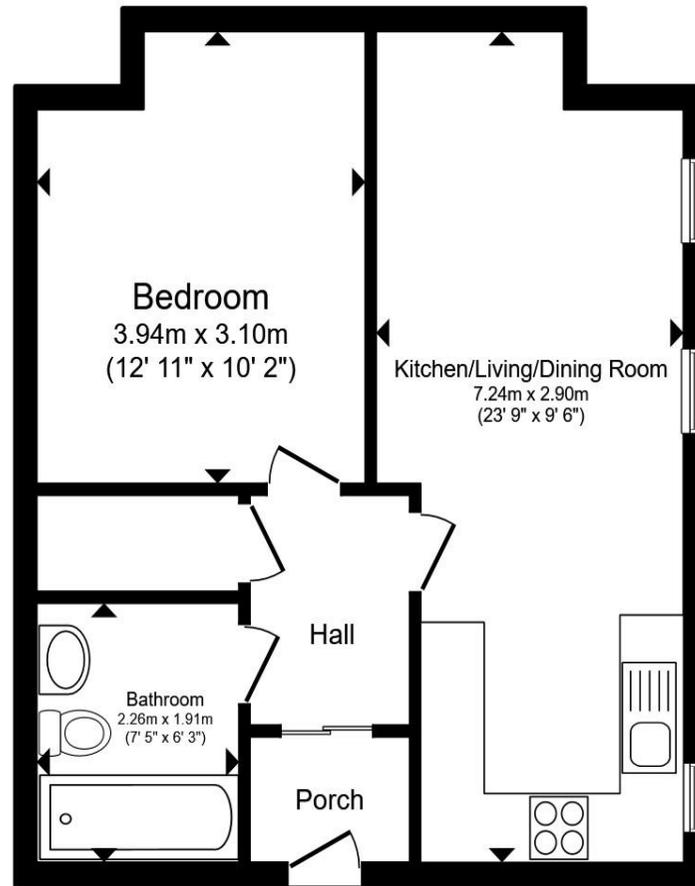
**Vendace Road, Shirley Solihull B90 8DW**

**welcome to**

**Vendace Road, Shirley Solihull**

A well-presented first floor apartment situated in the popular Blythe Valley development, Solihull, offering a spacious open-plan lounge/dining area, a double bedroom with built-in storage, a separate fitted kitchen, and the added benefit of allocated parking.





**Floor Plan**

Total floor area 42.7 m<sup>2</sup> (460 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Agent Note**

**Entrance Hall**

**Lounge/Kitchen**

23' 10" x 9' 3" ( 7.26m x 2.82m )

**Kitchen**

**Bedroom One**

13' 3" x 10' 1" ( 4.04m x 3.07m )

**Bathroom**

welcome to

## Vendace Road, Shirley Solihull

- First floor apartment
- Double bedroom
- Modern bathroom
- Allocated parking space
- Blythe Valley, Solihull

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1381.00

Ground Rent: 280.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SLY112183 - 0003

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