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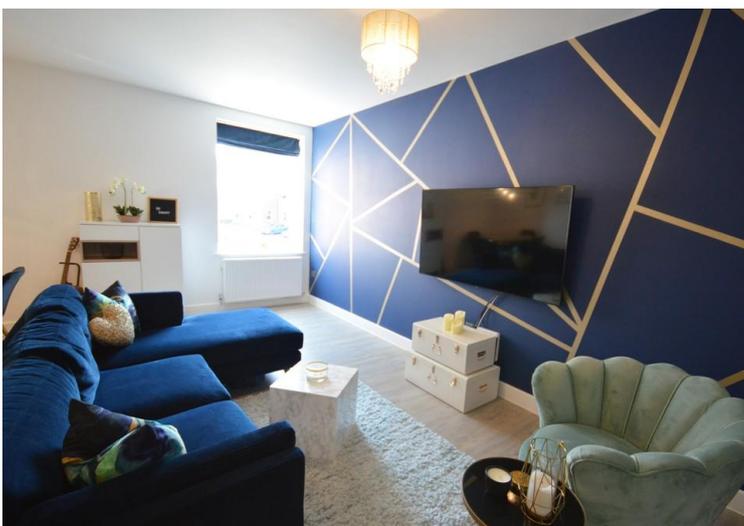
Royal House

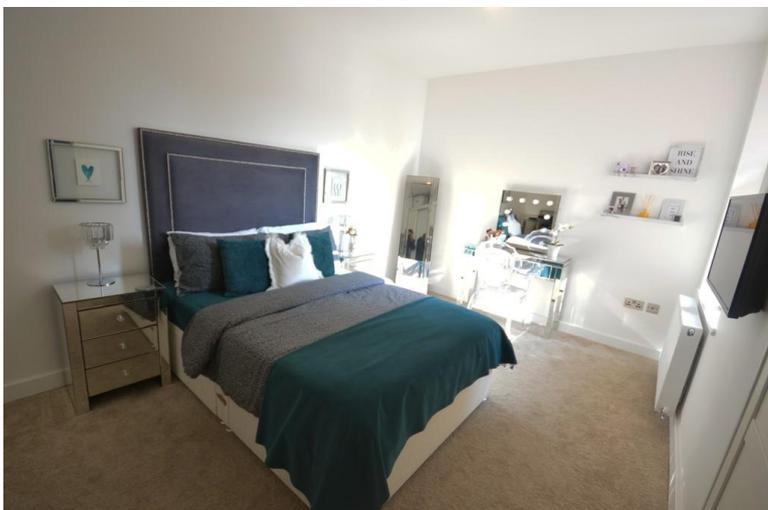
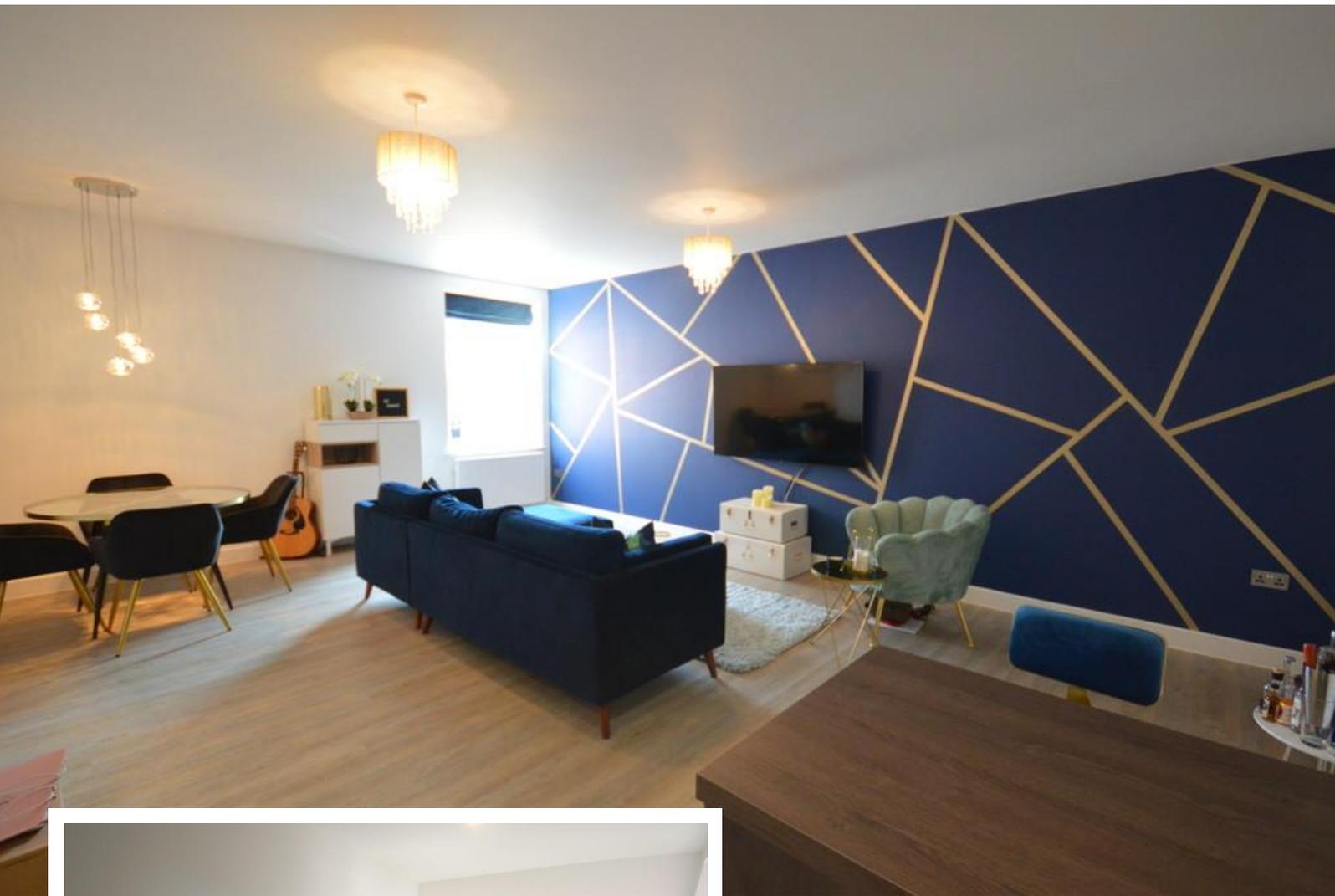
Homer Road, Solihull, B91 3QQ

- A Stunning First Floor One Bedroom Apartment
- Set Within Walking Distance of Solihull Town Centre
- Spacious Open Place Lounge/Kitchen/Diner
- Modern Family Bathroom

£260,000

EPC Rating '70'





Property Description

Situated in a sought after and convenient location for many of the amenities in the Solihull area. Solihull train station is situated off Streetsbrook Road with commuter services to Birmingham and London Marylebone. Solihull Town Centre offers an excellent choice of shopping facilities including Touchwood and

John Lewis Department Store. There is easy road access to the M42 motorway, NEC and Birmingham International Airport and Train Station

The property is accessed via a secure communal entrance with stair and lift access to all floors. On the first floor you will find a private front door leading to

Private Entrance Hallway

With laminate flooring, wall mounted radiator, ceiling spot lights, storage cupboard and door leading into

Spacious Open Plan Lounge/Kitchen/Diner

21' 11" x 20' 3" (6.68m x 6.17m) Being fitted with a modern range of wall, drawer and base units with a work surface over incorporating a sink and drainer unit with mixer tap, further incorporating an induction hob with electric oven beneath and extractor hood over. Integrated fridge/freezer, breakfast bar, UPVC double glazed window, two central heating radiators and ceiling spot lights and light points

Double Bedroom

15' 6" x 11' 9" (4.72m x 3.58m) With a UPVC double glazed window, built in wardrobes, wall mounted radiator and ceiling light point

Family Bathroom

Being fitted with a modern white suite comprising a bath with glass screen and shower over, low flush W.C and floating vanity wash hand basin. Tiling to splash back areas and floor, heated towel rail and ceiling spot lights

External

The apartment further benefits from allocated parking

Tenure

We are advised by the vendor that the property is leasehold with approx. 249 years remaining on the lease and a service charge of approx. £989.88 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	70
(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. All measurements are approximate and 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/tenants are advised to recheck the measurements