

# Sylvan Grove, Shirley



Offers Over £150,000



## Sylvan Grove, Shirley

- Apartment Flat
- 2 Bedrooms
- Communal Garden
- Well Maintained
- Reception Room
- Communal Parking
- Double Glazing
- Ideal Family Home

**Tenure:** Leasehold

**Council Tax Band:** B

KLARICO Estate Agents are delighted to present this stunning and spacious 2 Bedroom apartment located within a prominent part of Solihull. Book you're viewing now to avoid disappointment!

Nestled in the charming area of Sylvan Grove, Shirley, this delightful flat offers a perfect blend of comfort and convenience. Spanning an impressive 867 square feet, the property features two generously sized bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you will be welcomed by a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The flat boasts a well-appointed bathroom, ensuring all your needs are met. The layout is thoughtfully designed, allowing for a seamless flow between the living spaces.

One of the standout features of this property is the lovely terrace, where you can enjoy your morning coffee or unwind after a long day. Additionally, residents have access to a communal garden, perfect for enjoying the outdoors and socialising with neighbours. For those with a vehicle, the property includes parking for one car, adding to the convenience of living in this desirable location.

Constructed between 1970 and 1979, this flat combines modern living with a touch of character. The surrounding area is known for its great amenities, including shops, schools, and parks, making it an excellent choice for anyone looking to settle in a vibrant community.

In summary, this flat in Sylvan Grove is a wonderful opportunity for those seeking a spacious and well-located home. With its ample living space, outdoor terrace, and communal garden, it truly offers a comfortable lifestyle in a sought-after area. Don't miss the chance to make this charming property your own.

### Lounge

**5.08m x 3.79m (16'8" x 12'5")**

Double glazed window to rear, carpet flooring, wall mounted radiator, ceiling lights, wall lights, skirting

### Kitchen

**3.74m x 2.41m (12'3" x 7'11")**

Double glazed window to rear, tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, gas cooker, plumbing for white goods

### Bedroom 1

**4.94m x 3.80m (16'2" x 12'6")**

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built in wardrobes

### Bedroom 2

**3.31m x 3.48m (10'10" x 11'5")**

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up storage

### Bathroom

**1.63m x 2.13m (5'4" x 7'0")**

Privacy double glazed window to rear, Lino flooring, wall tiles, bathtub with mixer tap, shower unit over bath, pedestal sink with mixer tap, toilet, extractor fan, wall mounted radiator

### Terrace

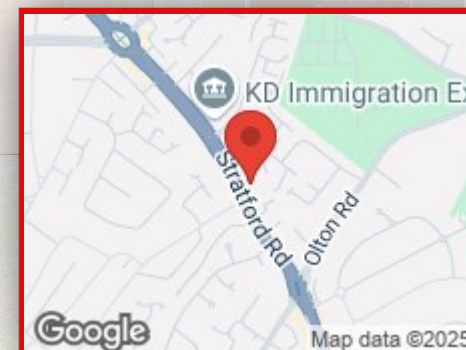
**1.04 x 4.63 (3'4" x 15'2")**

Ceiling light, concrete flooring, door to lounge

### Communal Garden

Spacious garden, laid lawn, hedge shrubs

## Directions





## Sylvan Grove, Shirley





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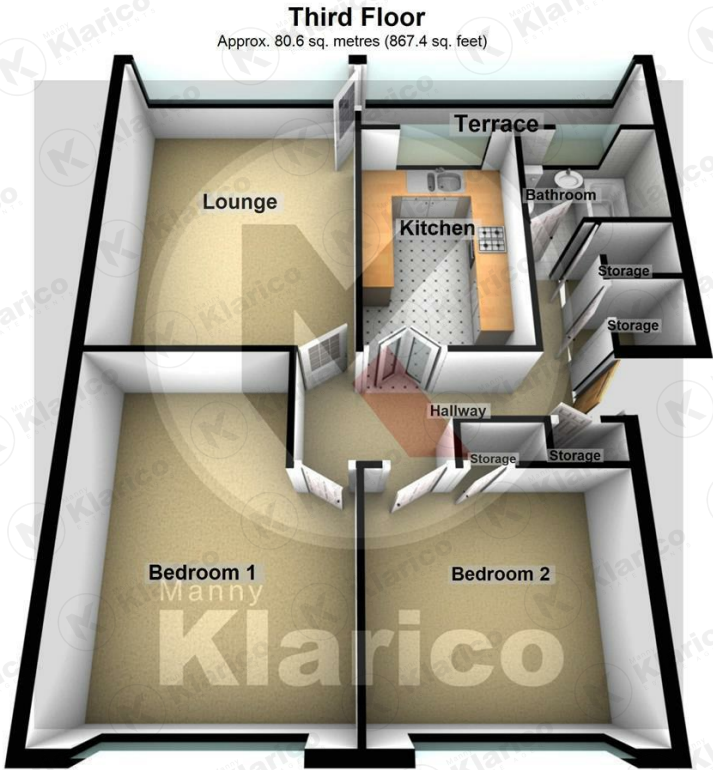




## Sylvan Grove, Shirley







Total area: approx. 80.6 sq. metres (867.4 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
	67	75			

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