



645E Stratford Road, B90 4BB
Sale Price Offers In Excess of £130,000



**Love
Property Co.**

645E Stratford Road, Shirley, Solihull, B90 4BB

Tenure - Leasehold
EPC Rating - C
Council Tax Band - B

Love Property Co are pleased to offer this sought after and large 746.9 sq. feet (69.4 sq. metres) two good sized bedroom apartment with communal off-road parking. Located close to the amenities of Shirley Retail Park and Shirley high street. Benefiting from double glazing, Worcester Bosch gas central heating system and comprising of secure communal entrance with intercom system, entrance hallway with fitted storage, large lounge/diner, modern refitted kitchen with integrated appliances, two bedrooms (bedroom two with fitted wardrobes) bathroom with shower over bath and separate wc.

PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.



PROPERTY MEASUREMENTS:

LOUNGE/DINER -

11' 10" x 16' 4" (3.60m x 4.97m)

KITCHEN -

6' 6" x 12' 9" (1.97m x 3.88m)

BEDROOM ONE -

11' 8" x 10' 8" (3.55m x 3.26m)

BEDROOM TWO -

8' 5" x 12' 9" (2.56m x 3.88m)

BATHROOM -

6' 2" x 7' 6" (1.88m x 2.28m)

WC

2' 7" x 7' 6" (1.78m x 2.28m)

TOTAL SQUARE FOOTAGE (Approx.)

746.9 sq. feet (69.4 sq. metres)

PROPERTY INFORMATION:

TENURE - Leasehold with Approximately 102 years remaining

GROUND RENT – £10.00 Per Annum

ESTIMATED SERVICE CHARGE - £814.73 Per Annum

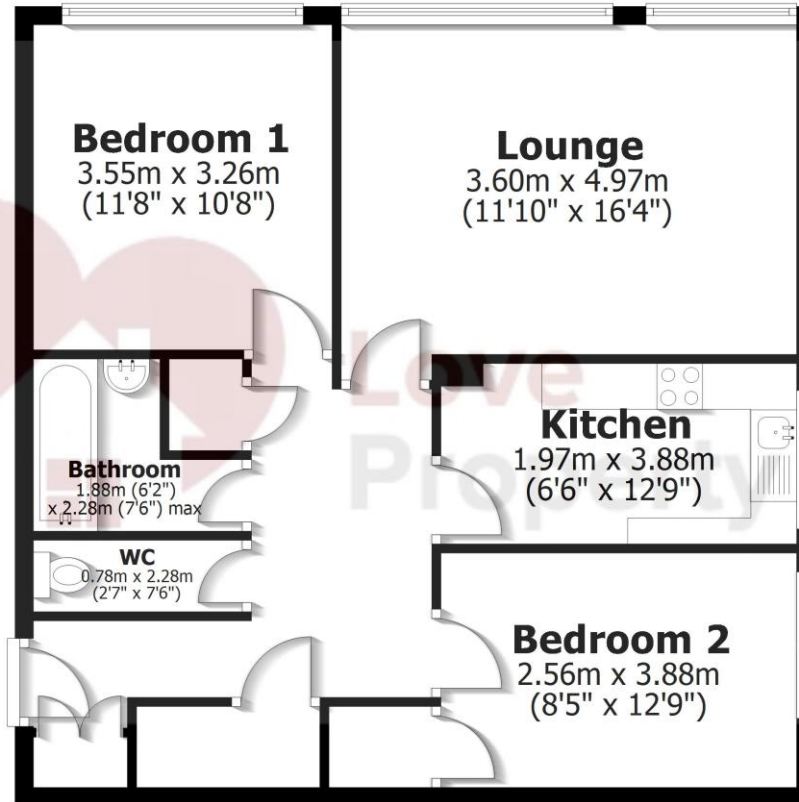
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

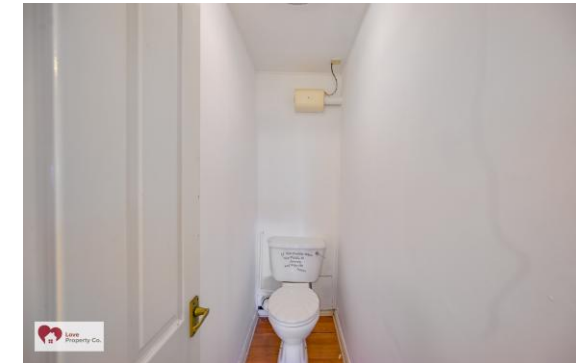


Floor Plan

Approx. 69.4 sq. metres (746.9 sq. feet)



Total area: approx. 69.4 sq. metres (746.9 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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