



**St James Court Stratford Road, Shirley Solihull B90 3BL**





**welcome to**

**St James Court Stratford Road, Shirley Solihull**

This beautifully presented two bedroom ground floor apartment is ideal for First Time Buyers looking to get onto the property ladder or an investment opportunity, situated in Shirley. The home is placed with easy access to local amenities such as shops, eateries and supermarkets.



## Agent Note

The Council Tax Band is D.

Allocated parking space.

## Entrance Porch

Double glazed door to secure communal entrance.

## Entrance Hall

Door to front.

## Open Plan Kitchen-Lounge

22' 3" max x 15' 3" max ( 6.78m max x 4.65m max )

### Kitchen Area

Double glazed window to front. A range of wall and base units with an island and sink with a gas hob and extractor hood over. Integrated appliances (dishwasher, washing machine, oven, microwave & fridge-freezer).

### Lounge Area

Two double glazed windows to front and double glazed door with Juliet balcony to front. Access to storage cupboard.

## Bedroom One

12' 7" x 8' 6" ( 3.84m x 2.59m )

Double glazed window to side. Built-in-wardrobe with sliding mirror doors.

## Ensuite

Low level toilet, wall mounted hand wash basin and walk in shower cubicle. Tiling to splash prone areas and heated towel rail.

## Bedroom Two

12' 5" x 7' 1" ( 3.78m x 2.16m )

Double glazed window to side. Built-in-wardrobe with sliding mirror doors.

## Bathroom

Wall mounted toilet, hand wash basin with vanity unit and bath with screen and wall mounted shower over. Tiling to splash prone areas and heated towel rail.

## Parking



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welcome to

## St James Court Stratford Road, Shirley Solihull

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- KITCHEN-LOUNGE
- BATHROOM
- ENSUITE TO MASTER

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£185,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SLY110382 - 0007

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