



**Lotus House Elm Road, Shirley Solihull B90 8BE**

**welcome to**

## **Lotus House Elm Road, Shirley Solihull**

A beautifully presented two bedroom upper floor apartment featuring modern amenities and spacious living areas on the Blythe Valley Estate in Solihull. The residence is offered CHAIN FREE and is an ideal opportunity for those seeking a blend of comfort, convenience and near transport links.

### **Agent Note**

The Council Tax Band is C. The term lease is 150 years from 1 January 2019.

### **Entrance Porch**

Secure communal entrance with lift and stair access to upper floors.

### **Entrance Hall**

Door to front. Telecommunications and access to storage cupboard. Doors to various:

### **Open Plan Kitchen-Lounge**

#### **Kitchen Area**

11' 6" into recess x 6' 2" ( 3.51m into recess x 1.88m )  
A range of wall and base units with sink and drainer. Integrated appliances (oven and electric hob). Extractor hood with splashback. Space for free standing appliances (fridge-freezer). Two times electric heaters and access to boiler.

#### **Lounge Area**

15' into recess x 6' 2" into recess ( 4.57m into recess x 1.88m into recess )  
Double glazed window to side and rear. Double glazed door to rear with access to balcony. Electric heater.

### **Bedroom One**

11' 2" into recess x 9' 5" into recess ( 3.40m into recess x 2.87m into recess )  
Double glazed window to side. Electric heater.

### **Ensuite**

7' 1" x 4' 7" into recess ( 2.16m x 1.40m into recess )  
Wall mount toilet, wall mount hand wash basin and shower cubicle. Tiling to splash prone areas and heated towel rail.

### **Bedroom Two**

9' 9" into recess x 11' 3" ( 2.97m into recess x 3.43m )  
Double glazed window to side. Electric heater.

### **Bathroom**

6' 9" into recess x 6' 3" into recess ( 2.06m into recess x 1.91m into recess )  
Wall mount toilet, wall mount hand wash basin and bath with screen. Tiling to splash prone areas and heated towel rail.

### **Parking**

Allocated parking space.





***view this property online*** [shipways.co.uk/Property/SLY111621](https://shipways.co.uk/Property/SLY111621)





welcome to

## Lotus House Elm Road, Shirley Solihull

- LESS THAN 10 YEARS OLD
- TWO BEDROOM UPPER FLOOR APARTMENT ON THE POPULAR BLYTHE VALLEY ESTATE
- OPEN PLAN KITCHEN-LOUNGE WITH BALCONY
- MESQUITE TO MASTER BEDROOM
- BATHROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£250,000**



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.focalagent.com](http://www.focalagent.com)

**view this property online** [shipways.co.uk/Property/SLY111621](http://shipways.co.uk/Property/SLY111621)



Property Ref:

SLY111621 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**0121 744 4595**



[shirley@shipways.co.uk](mailto:shirley@shipways.co.uk)



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



**[shipways.co.uk](http://shipways.co.uk)**