



**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.





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## 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)

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Property Ref:  
SLY111621 - 0004

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