



smarthomes

Broadoaks

Streetsbrook Road, Solihull, B91 1QY

- A Beautifully Presented Ground Floor Apartment
- Open Plan Lounge/Kitchen/Diner
- Double Bedroom with Fitted Wardrobes
- Private Terrace Access from Lounge & Bedroom

£210,000

EPC Rating - 58

Current Council Tax Band - C





Property Description

Situated in a sought after and convenient location for many of the amenities in the Solihull area. Solihull train station is situated off Streetsbrook Road with commuter services to Birmingham and London Marylebone. Solihull Town Centre offers an excellent choice of shopping facilities including Touchwood and John Lewis Department Store. There is easy road access to the M42 motorway, NEC and Birmingham International Airport and Train Station



The property is accessed via a secure communal entrance door leading into a well maintained communal entrance. A private front door leads into

Entrance Hallway

With ceiling spot lights, LVT flooring, electric central heating radiator, storage cupboard with space and plumbing for washing machine and door leading off to



Open Plan Lounge/Kitchen/Diner

17' x 12' 2" (5.18m x 3.71m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Integrated fridge/freezer and dishwasher, breakfast bar, LVT flooring, wall mounted electric radiator, ceiling spot lights and double glazed French doors leading to private terrace balcony with glass balustrade



Double Bedroom

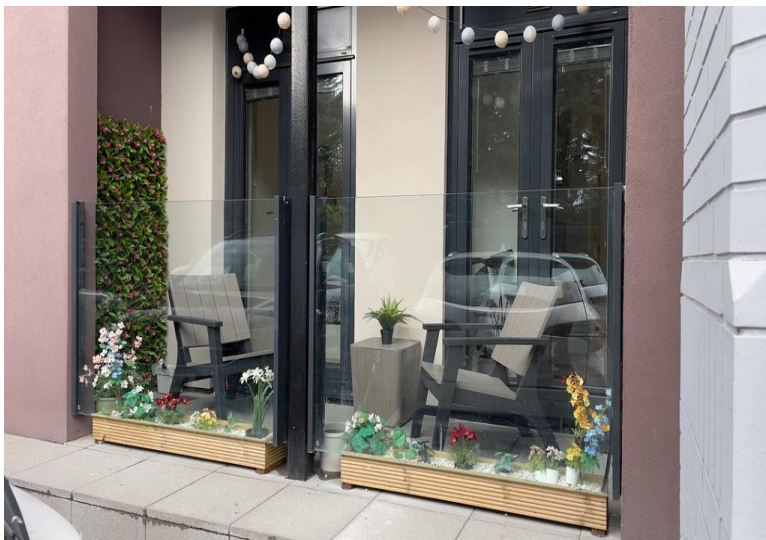
13' 5" x 10' 5" (4.09m x 3.18m) With fitted wardrobes with mirror fronted sliding doors, wall mounted electric radiator, ceiling spot lights and double glazed French doors leading to terrace balcony





Luxury Bathroom

7' 7" x 5' 7" (2.31m x 1.7m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor and ceiling spot lights

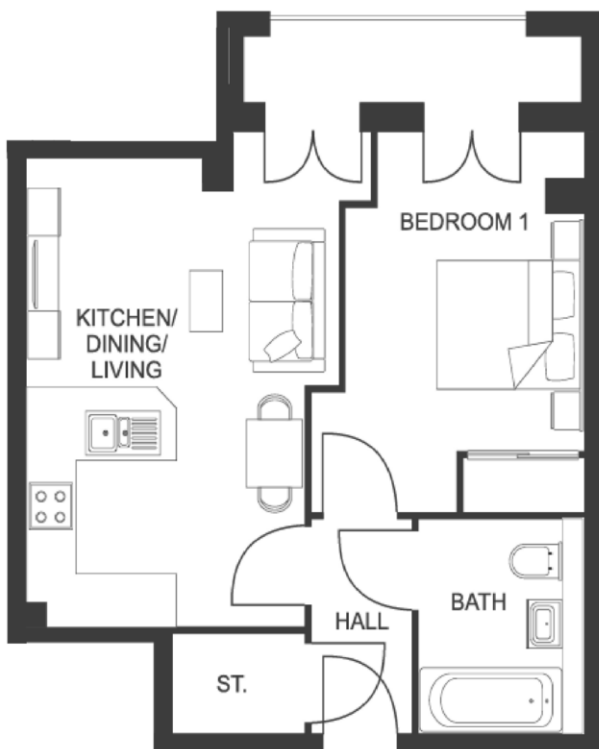


External

The property benefits from one secure allocated parking space

Tenure

We are advised by the vendor that the property is leasehold with approx. 247 years remaining on the lease, a service charge of approx. £1,124.42 per annum and a ground rent of approx. £200 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.