



smarthomes

## Consort House

Princes Gate, Homer Road, B91 3QQ

- Well Presented Luxury One Bed Apartment
- One Allocated Under Cover Parking Space
- Double Bedroom with Fitted Wardrobes
- Open Plan Lounge/Kitchen/Diner

**£235,000**

EPC Rating 74

Current Council Tax Band C





## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



The property is accessed via a secure communal entrance door leading into a well maintained communal hallway. There is lift and stair access to all floors and on the first floor a private composite front door leads into

### **Spacious Private Hallway**

With LVT flooring, ceiling spot lights, good size storage cupboard and door leading off to



### **Open Plan Lounge/Kitchen/Diner**

17' 4" x 11' 1" max (5.3m x 3.4m max) Being fitted with a range of spacious luxury soft close wall, drawer and base units with under-cupboard lighting, a deep worktop includes a breakfast bar and a 1 1/2 bowl sink and drainer unit with swan neck mixer tap. Integrated appliances include ceramic induction hob, extractor fan, oven, fridge freezer and washer dryer. LTV flooring and high specification finishing's continue into the living space which boasts fitted television and high speed Internet outlets (BT and Virgin) - ideal when working from home, ceiling light point, radiator and a large double glazed window



### **Double Bedroom**

10' 5" x 10' 2" (3.2m x 3.1m) With double glazed window, fitted wardrobes with sliding mirror fronted doors, wall mounted radiator and ceiling light point



### **Modern Bathroom**

6' 6" x 5' 6" (2m x 1.7m) Being fitted with a modern white suite comprising of; panelled bath with shower over, ceramic tiling to full height and glass shower screen, vanity wash hand basin and enclosed cistern WC with ceramic tiling to half height, Chrome heated towel rail, LVT flooring and ceiling spot lights



**External**

The property benefits from one allocated under cover parking space and visitors parking. Additionally enjoy the well kept communal garden areas.

**Tenure**

We are advised by the vendor that the property is leasehold with approx. 246 years remaining on the lease, a service charge of approx. £1,288 per annum and a ground rent of approx. £189.95 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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.