



Consort House Princes Gate, Homer Road, B91 3QQ

£235,000

EPC Rating 74 Current Council Tax Band C

smarthomes

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



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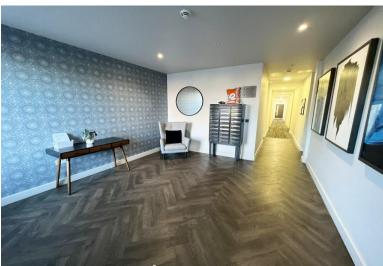


Property Description

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

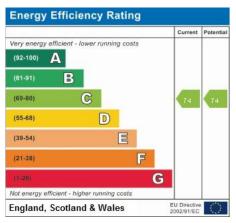
The property benefits from one allocated under cover parking space and visitors parking.

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





316 Stratford Road Shirley Solihull West Midlands B90 3DN

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