



smarthomes

Stratford Road

Shirley, Solihull, B90 4BB

- A Two Bedroom Top Floor Apartment
- Spacious Lounge
- Kitchen
- No Upward Chain

Offers In The Region Of

£125,000

EPC Rating 60

Current Council Tax Band – B





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary



Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.

The property is set in a purpose built block and is accessed via secure intercom with stairs leading up to the top floor.



Hallway

With central heating radiator, storage space, fuse box, wooden style flooring throughout and two ceiling light points

Lounge

14' 3" x 11' 04" (4.34m x 3.45m) With double glazed window to front elevation, radiator, two ceiling light points and central heating radiator



Kitchen

6' 1" x 11' 06" (1.85m x 3.51m) Being fitted with base and wall mounted units with complementary work surfaces over, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor and oven beneath, space and plumbing for a washing machine, space for under-counter fridge and freezer, ceiling light point, tiled flooring, central heating radiator and double glazed window



Bedroom One

10' 06" x 13' 7" (3.2m x 4.14m) With double glazed window, central heating radiator, ceiling light point and fitted wardrobes with mirrored sliding doors.

Bedroom Two

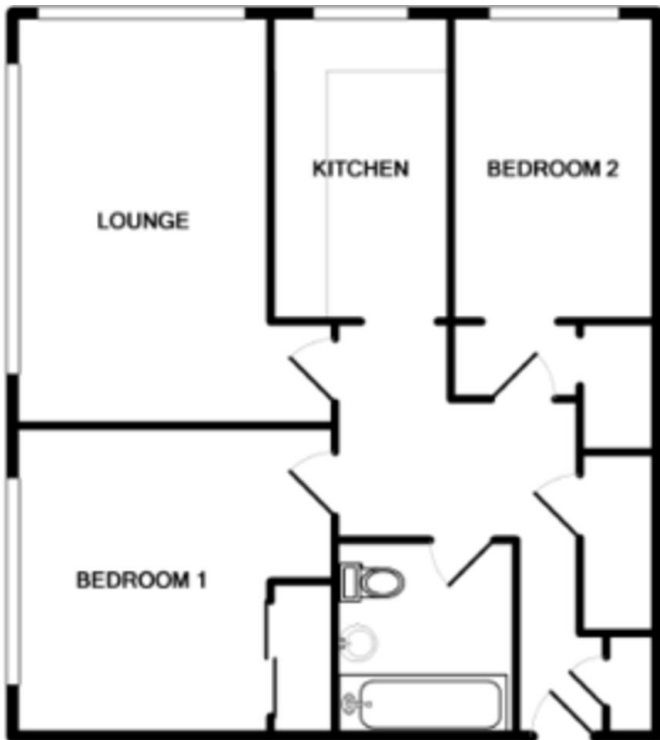
11' 02" x 7' 4" (3.4m x 2.24m) With double glazed window to front elevation, central heating radiator and ceiling light point

Bathroom

5' 8" x 5' 6" (1.73m x 1.68m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin, tiling to walls, extractor fan and ceiling light.

Tenure

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



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		