



**548 Streetsbrook Road, Solihull, B91 1US**  
**Offers In The Region Of £290,000**

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## Property Overview

INTRODUCING A STUNNING APARTMENT IN A PRIVATE DEVELOPMENT WITHIN WALKING DISTANCE OF SOLIHULL TOWN CENTRE.

Perfect for first time buyers, or as a buy to let investment.

Experience the epitome of modern sophistication in the heart of one of the UK's most coveted locations. Welcome to Broadoaks, where every apartment offers a rare opportunity for luxurious living. On offer is a two-bedroom, two-bathroom apartment on the second floor, originally purchased in October 2021 as phase 1 and 2 of the Broadoaks development.

The apartment has an incredible array of features, as well as allocated parking and visitor parking.

There is lift access to all floors, secure entry via phone, central heating controlled via thermostat with electric combi boiler, high quality appliances including washer/dryer, stainless steel finishes, modern and well thought out design.

### KITCHEN

Wood strip laminate flooring  
Range of contemporary high gloss kitchens with soft close drawers and doors  
Square edge worktops with matching upstands  
Zanussi stainless steel electric built in single oven.  
Zanussi ceramic hob  
Zanussi integrated cooker hood.  
Zanussi Integrated 70/30 fridge freezer  
Zanussi integrated dishwasher  
1 ½ sink and drainer with swan neck mixer tap.  
Stainless steel splash back  
Under cupboard lighting

### BATHROOM/ENSUITE

Ceramic floor tiling  
Full height ceramic wall tiles  
Bristan hourglass mixer tap.

Heated chrome towel rail

Wall mounted mirror above vanity/basin unit

Thermostatic shower over baths with glass screen

Shower enclosure in ensuite if applicable with Just Trays Deep

Stone shower tray

Stainless steel toilet roll holder

Shaver point

### LIVING/DINING

Wood laminate flooring, including hall.

TV/high speed internet (BT and Virgin) outlets in living area and bedroom

Telephone sockets

### BEDROOMS

Fully fitted carpeting.

Fully fitted wardrobes with mirrored sliding doors, shelf and rail

Lease remaining - 248 years.

Ground Rent - £250 per annum

Service Charge - approx. £1,400 per annum

EPC - C

Council Tax - Solihull Council Band C

## Area Description

Solihull has long held its reputation as one of the most sought-after places to call home in the UK. Broadoaks places you at the center of it all. Enjoy the convenience of nearby amenities, upscale shopping districts, fine dining establishments, and easy access to transportation, all adding to the allure of your sophisticated lifestyle.

Birmingham city centre is a mere nine-minute train ride away, and with the upcoming HS2 interchange near Birmingham International, investing in this Midlands gem is a smart choice. As one of the select urban centers directly connected by the new 345-mile high-speed railway track, Solihull offers unrivaled accessibility to London, Leeds, Manchester, and Sheffield.



This affluent historic town seamlessly blends Tudor houses with renowned global shopping brands and upscale dining establishments alongside corporate headquarters. Shopping enthusiasts will find their haven at the beloved Touchwood Shopping Centre, boasting over 80 stores, including prestigious names like John Lewis, and over 20 bars and restaurants. Additionally, the High Street and Mell Square present a myriad of shopping and dining opportunities from leading retailers, with local events like farmer's markets and street fairs adding to the vibrant atmosphere.

Solihull also spoils its residents with two local parks right at the city center's doorstep. Brueton Park and Tudor Grange offer scenic cycle tracks, serene lakes, and delightful play areas for all to enjoy. In fact, Solihull boasts an impressive 1,500 acres of green spaces, parks, and greenbelt areas, earning international recognition with the prestigious Green Flag award.

### Bedroom 1

16'0" x 8'6" (4.90 x 2.60)

Including built in wardrobe with mirrored doors, fully carpeted, white walls and ceiling, stainless steel plug sockets, ceiling spotlights, double glazed window with grey frames.

### En Suite Bathroom

10'5" x 5'10" (3.20 x 1.80)

Floor to ceiling tiles, heated towel radiator, walk in shower, handbasin with large mirror above, WC

### Bedroom 2

11'9" x 8'6" (3.60 x 2.60)

Fully carpeted, white walls and ceiling, large window leading to balcony

### Kitchen / Dining / Living Room

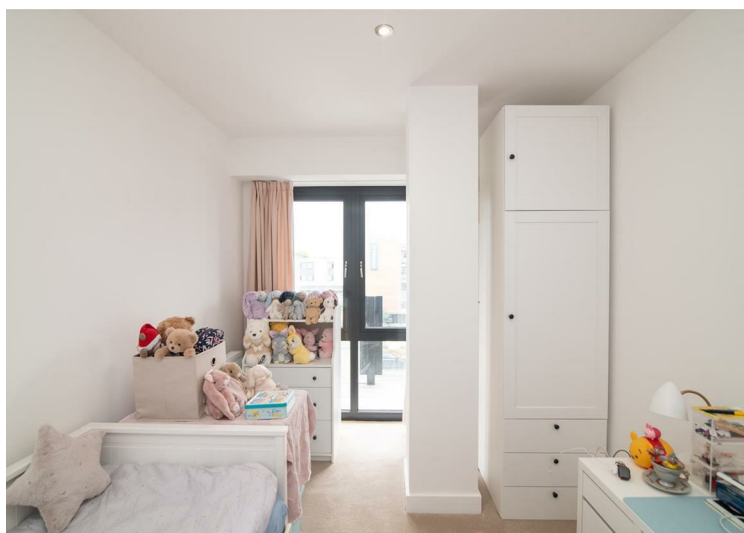
22'3" x 13'9" (6.80 x 4.20)

Spacious area with doors leading to balcony area.

### Main Bathroom

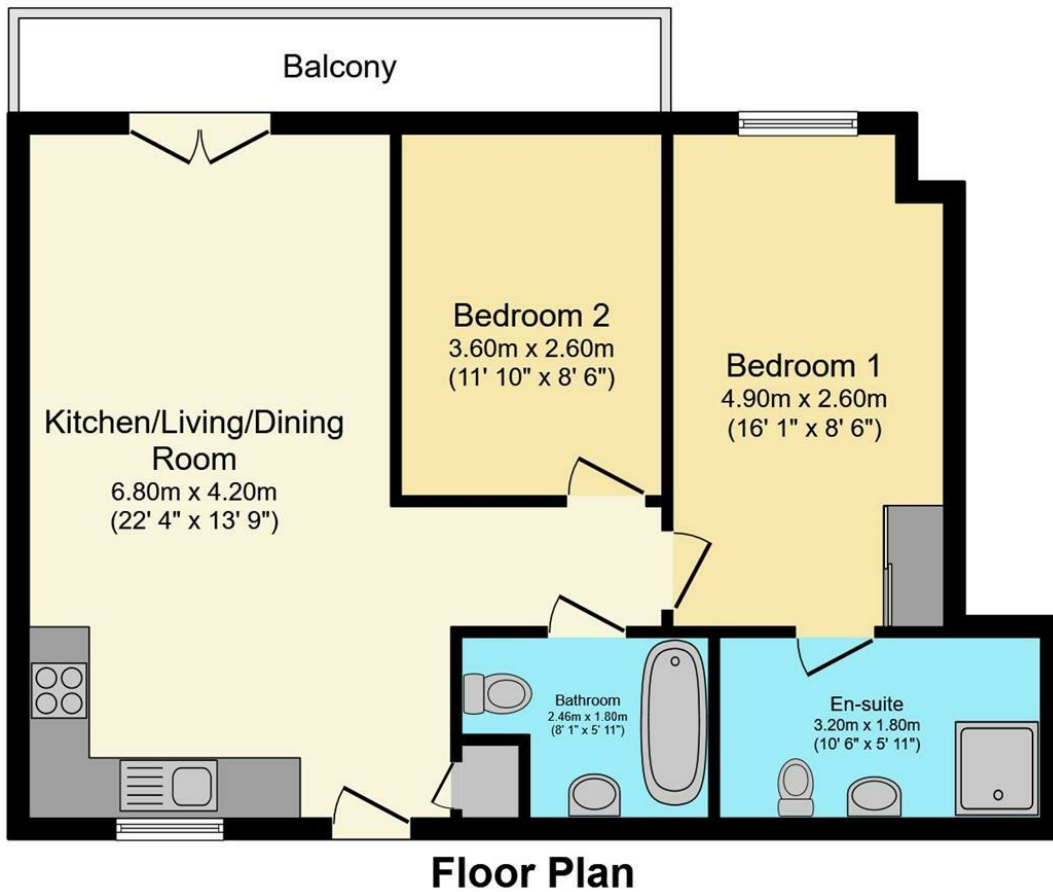
8'0" x 5'10" (2.46 x 1.80)

Fully fitted bathroom with bath,, overhead shower, hand basin with mirror above, heated towel rail.





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



Total floor area 63.3 sq.m. (681 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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