

# HUNTERS<sup>®</sup>

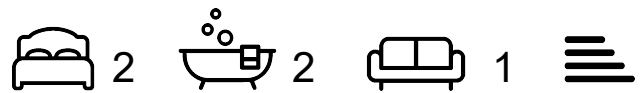
HERE TO GET *you* THERE



## Ascote Lane

Shirley, Solihull, B90 1TZ

Guide Price £190,000



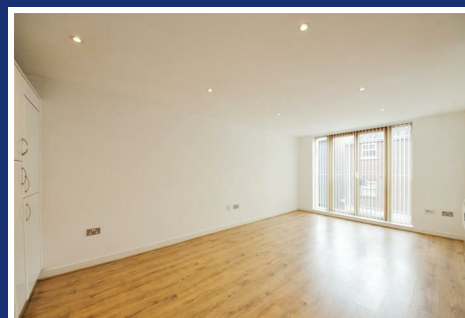
Council Tax:



# 17 Ascote Lane

Shirley, Solihull, B90 1TZ

Guide Price £190,000



A contemporary two double bedroom apartment set within popular Dickens Heath, walking distance of shops & restaurants.

This first floor property comprises; communal entrance hall with stairs rising to the first floor front door. From here, the hallway gives access to both bedrooms, the family bathroom & the open plan kitchen/lounge/diner.

The main bedroom has an en-suite shower room & built in double wardrobes. The main bathroom has a contemporary white suite, with a bath & shower over, W.C & vanity wash basin.

The open plan living/kitchen/diner has a range of base & wall units, integrated oven, hob, extractor & white goods.

There is a communal courtyard, for use of residents & their guests, plus a lockable store for any bulky items that you want to store externally, as well as allocated parking.

The property is under 5 miles from Solihull Town centre, 10 miles from Birmingham city centre & 10 miles from Birmingham airport.

Solihull is situated in the heart of England & is considered a sought-after residential area, due to its

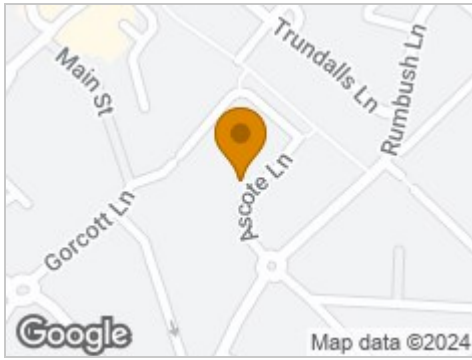
convenient proximity to a number of amenities to include – the NEC arena, Birmingham International airport, train stations, private & public hospitals, sixth forms & colleges, golf courses, Touchwood shopping centre & Resorts World, as well as boutique shops.

Solihull High Street is tree-lined & has a range of restaurants, bars & coffee shops to choose from.

Solihull is under 20 miles from Shakespeare's Stratford upon Avon- the gateway to the Cotswolds, Birmingham city centre & historic Leamington Spa.



## Road Map



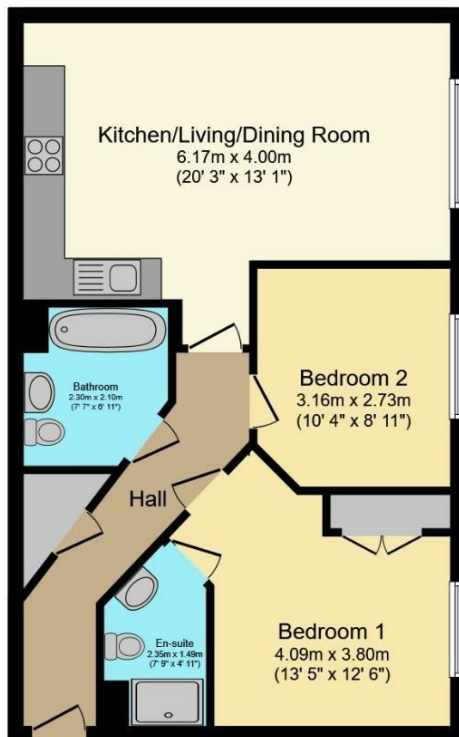
## Hybrid Map



## Terrain Map



## Floor Plan



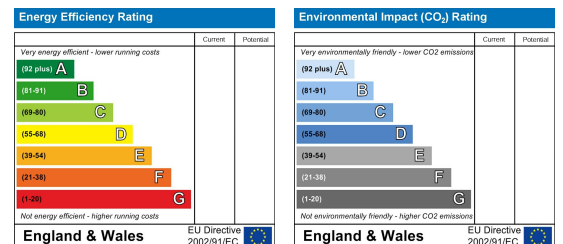
Total floor area 62.6 m<sup>2</sup> (674 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Powered by [www.focalagent.com](http://www.focalagent.com)

## Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.  
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.