

# HUNTERS<sup>®</sup>

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## St. Gerards Road

Solihull, B91 1TY

Offers In The Region Of £170,000



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Council Tax:



# 8 St. Gerards Road

Solihull, B91 1TY

Offers In The Region Of £170,000



A two double ground floor apartment with a garage, offered for sale with no chain.

The property has a lease of 124 years £1800 pa service charge & comprises; communal reception hall with access to the apartment's front door. From the door is a hallway with a useful storage cupboard & with access into the kitchen, bathroom, both bedrooms & the lounge/diner.

The bathroom has a bath, W.C & wash basin & a separate shower cubicle.

The kitchen has a range of base & wall units, sink & drainer, integrated oven & hob, space for white goods.

The living room has an open outlook to the front & a feature fireplace

Bedroom two has a built in wardrobe.

To the rear is the en bloc garage & residents parking.

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.





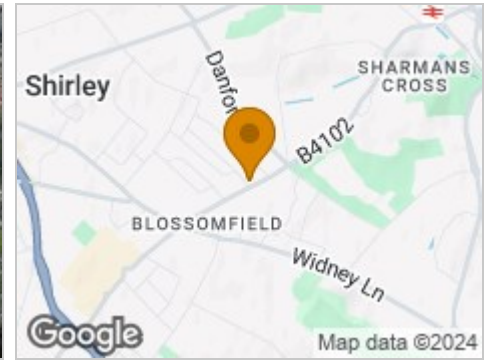
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



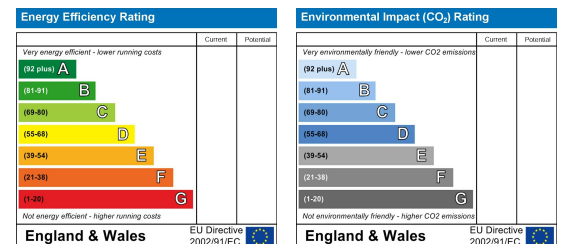
Total floor area 56.5 m<sup>2</sup> (608 sq.ft.) approx

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).  
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## 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.