



Hytall Road, Shirley SOLIHULL

burchell
edwards



Property Description

Welcome to this delightful chain-free first-floor flat, perfect for first-time buyers or investors looking to expand their portfolio. This well-presented one-bedroom property offers spacious living areas and modern comforts, making it a serene and practical home. As you enter the flat, you are greeted by a welcoming hallway that provides access to all rooms. It features ample storage cupboards housing the boiler, electric meter, and consumer board, ensuring a neat and organized space. The large living room is a highlight of the property, offering a bright and airy ambiance. Equipped with a storage heater and a charming electric fire with surround, this room is perfect for relaxing or entertaining guests. The double-glazed window to the front floods the space with natural light and grants access to a private balcony – an idyllic spot for unwinding on sunny days, offering peace and tranquillity. The spacious double bedroom benefits from fitted wardrobes, providing abundant storage. A storage heater ensures comfort in all seasons. The room is accentuated by a double-glazed window to the front, contributing to the light and inviting atmosphere. The well-appointed kitchen overlooks the rear of the property through a double-glazed window. It also comes complete with essential white goods, included in the sale: a washing machine, tumble dryer, electric cooker, fridge, freezer, and microwave. Bathroom features wc, basin and bath with obscure window to the rear to allow natural light.

Communal Entry

External storage brick built shed with wooden door.

Communal Hallway

Door to rear communal garden and stairs to flats.

Lounge

10' 7" x 14' 9" (3.23m x 4.50m)
Double glazed window to front elevation and storage heater.

Kitchen

6' 4" x 11' 9" (1.93m x 3.58m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, washing machine, fridge freezer and spotlights.

Bedroom One

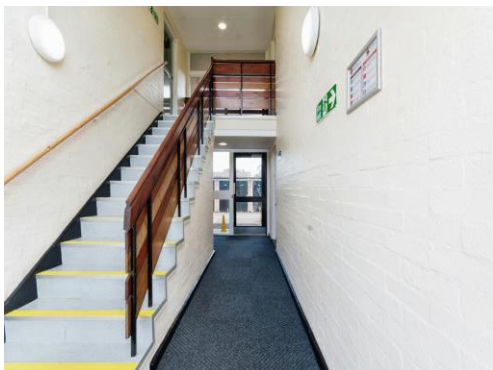
13' 2" x 9' 2" (4.01m x 2.79m)
Double glazed window to front elevation and storage heater.

Bathroom

Double glazed window to rear elevation, wash hand basin, W.C and bath with shower over.

Balcony

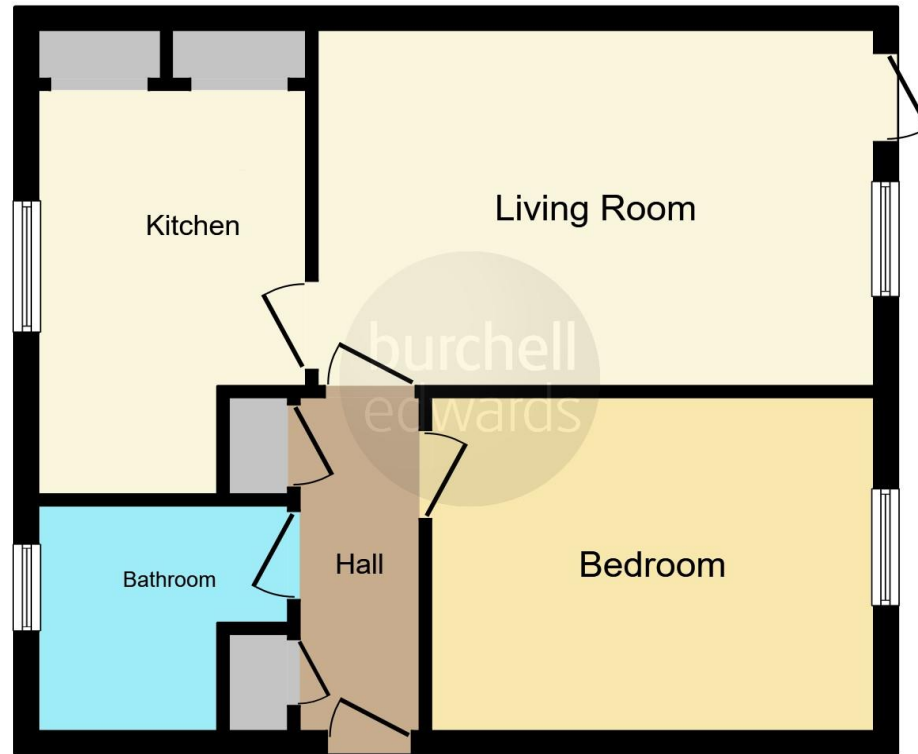
3' 2" x 10' 2" (0.97m x 3.10m)











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

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183 Stratford Road Shirley
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EPC Rating: E

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SHI207881 - 0007