



Pailton Road, Shirley Solihull

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Property Description

Presenting an exceptional opportunity to acquire a one-bedroom, upper-floor apartment in the heart of Shirley, Solihull.

This property, situated in a prime location, promises comfortable living. Ascend the stairs to the upper floor and step into the spacious apartment through its secure entrance hallway.

The kitchen, equipped with essential appliances, serves as the functional core of the home. The lounge area offers a generous space for relaxation and entertainment, providing a comfortable and inviting setting to unwind and host friends and family.

The apartment features one bedroom, offering ample space for a double bed and additional furniture. The modern bathroom completes the layout, featuring a wash hand basin, w.c., and a bath with a shower over head.

Additional benefits include resident parking, a secure intercom system, and gas central heating.

Approach

The property is approached via a communal hallway with a secure intercom system, stairs to the top floor and a door giving access to:

Entrance Hallway

Central heating radiator, laminate flooring, two built-in storage cupboards and doors off to living/dining room, kitchen, bedroom and bathroom.

Living / Dining Room

15' 8" x 11' 4" (4.78m x 3.45m)
Two double glazed windows to front elevation and central heating radiator.

Kitchen

10' x 5' 7" (3.05m x 1.70m)
A range of wall and base units, work surfaces incorporating a stainless steel sink (with drainer), integrated oven and hob, plumbing for washing machine, space for fridge/freezer, double glazed window to rear elevation, tiled flooring and central heating boiler.

Bedroom One

13' 5" x 9' 8" (4.09m x 2.95m)

Double glazed window to side elevation,
central heating radiator and door leading into:

Dressing Room Storage

6' 9" x 3' 10" (2.06m x 1.17m)

Providing storage space.

Bathroom

Suite comprising bath (with mixer tap and
shower over), wash hand basin and low level
flush W.C, heated towel rail and tiling to
splashback areas.

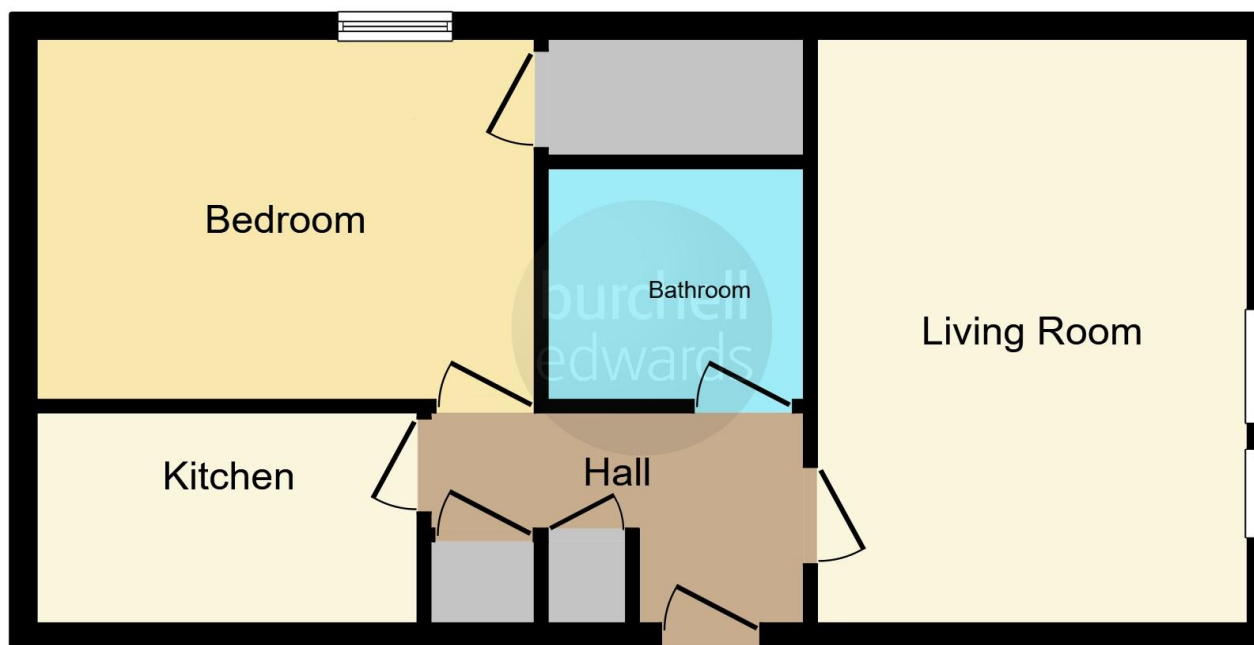
Outside

The property is set within communal gardens.









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

To view this property please contact Burchell Edwards on

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183 Stratford Road Shirley
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EPC Rating: C

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SHI207959

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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