



St James Court Stratford Road, Shirley Solihull







## Property Description

Nestled in a prime position on the ever-popular Stratford Road, this stylish and modern one-bedroom apartment offers the perfect blend of comfort, convenience, and contemporary living. Boasting secure gated parking and excellent public transport and road links, this property is ideal for professionals, first-time buyers, or investors.

Inside, the apartment features a spacious open-plan living area with sleek finishes, a well-appointed kitchen, and a bright, airy bedroom - all designed with modern lifestyles in mind. The property is just a short stroll from a fantastic range of shops, bars, and restaurants, making it perfect for those who enjoy having vibrant local amenities right on their doorstep.

Don't miss out on this fantastic opportunity to own a beautiful home in a well-connected, sought-after location. Early viewing is highly recommended!

## Entrance Hallway

Laminate flooring, spotlights to ceiling and two storage cupboards.

## Open Plan Kitchen And Living

### Lounge Area

9' 7" x 9' 7" ( 2.92m x 2.92m )

Laminate flooring, spotlights to ceiling and open plan with:

### Kitchen Area

8' 7" x 10' 6" ( 2.62m x 3.20m )

Double glazed double doors to Juliet balcony, a range of wall and base units with work surface over incorporating a stainless steel sink with drainer, electric oven, gas hob, integrated microwave, washing machine, dishwasher and fridge/freezer and breakfast bar.

### Bedroom

9' 9" x 12' 3" ( 2.97m x 3.73m )

Double glazed window to rear elevation and spotlights to ceiling.

### Bathroom

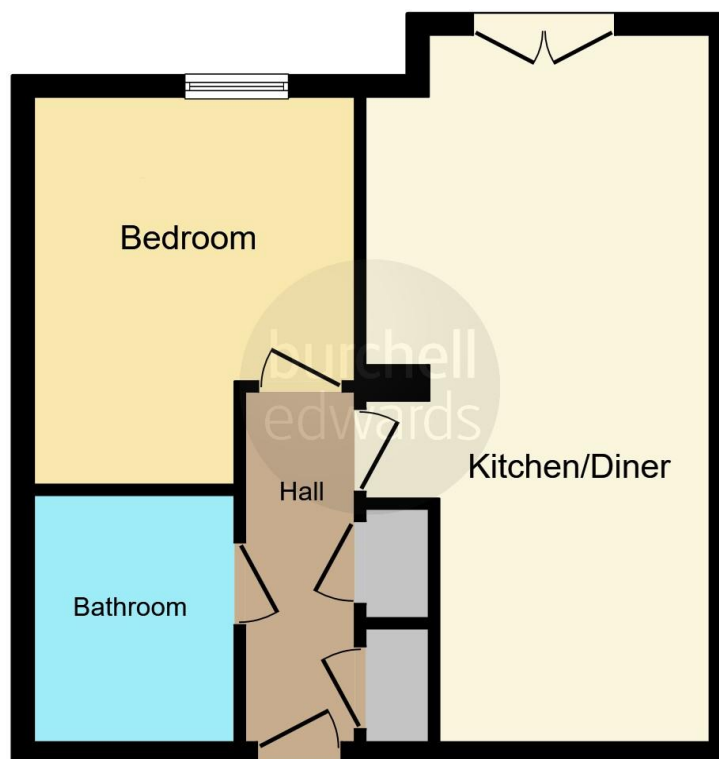
Wash hand basin and WC as part of a vanity unit, heated towel warmer, bath with shower over, glass shower protector and tiled to splash prone areas and floor.











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)

To view this property please contact Burchell Edwards on

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**EPC Rating: B**

Tenure: Leasehold

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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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