



**Stratford Road**

Shirley, Solihull

- A Very Well Presented Two Bedroom Ground Floor Flat
- Re-Fitted Kitchen & Re-Fitted Bathroom
- Spacious Lounge/Diner
- Situated in a Most Convenient Location
- Well Maintained Communal Gardens
- No Upward Chain

**£162,500**

Current EPC Rating - C

Current Council Tax Band - B

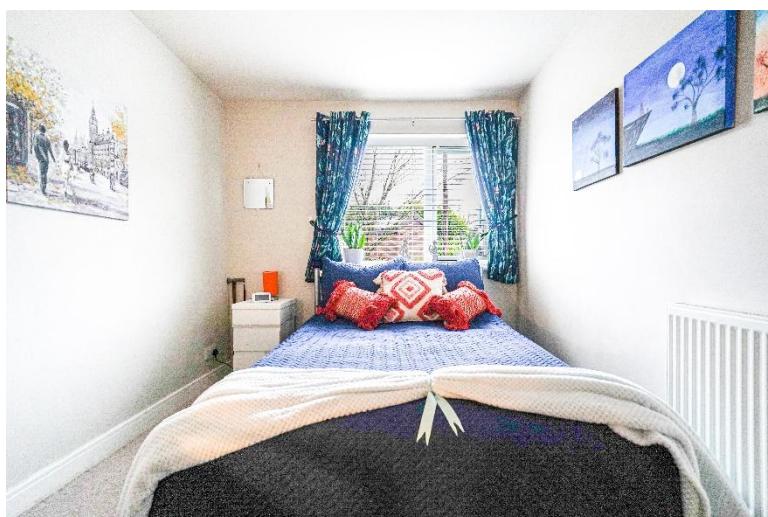




## Property Description

A very well presented ground floor apartment conveniently situated for local shops and amenities in Shirley. The property briefly affords two double bedrooms, spacious lounge/diner, re-fitted kitchen, re-fitted bathroom, secure communal entrance, communal gardens, UPVC double glazing and gas central heating

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gyms along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



## Rooms & Measurements

Spacious Lounge/Diner 4.9m x 3.5m (16'0" x 11'5")

Re-Fitted Kitchen 3.7m x 1.9m (12'1" x 6'2")

Bedroom One 3.7m x 3.1m (12'1" x 10'2")

Bedroom Two 3.6m x 2.4m (11'9" x 7'10")

Re-Fitted Bathroom 2.6m max x 2.2m max (8'6" max x 7'2" max)

### Tenure

We are advised by the vendor that the property is leasehold with approx. 83 years currently remaining on the lease, a service charge of approx. £777.16 per annum and a ground rent of approx. £10 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – B

