



**Victoria Crescent, Shirley SOLIHULL B90 2FG**

**welcome to**

## **Victoria Crescent, Shirley SOLIHULL**

A well-presented two-bedroom apartment situated on the popular Victoria Crescent in Shirley, Solihull, offering spacious open-plan living, allocated parking, and convenient access to local amenities and transport links. Ideal for first-time buyers, downsizers, or investors.

### **Agent Note**

Council Tax Band is C

### **Entrance Hall**

L shape, laminate flooring, gas central heating radiator and storage cupboard

### **Lounge**

Double doors for Juliette balcony facing road, LVT flooring, 2 gas central heating radiators, open with kitchen

### **Kitchen**

Space for fridge freezer & washing machine, LVT flooring, gas central heating radiator, sink, boiler (Housed), window, spotlights, gas hob, electric oven

### **Bedroom One**

Window to road, gas central heating radiator, carpet

### **Bedroom Two**

Window to car park, radiator, carpet

### **Bathroom**

Shower over bath, sink, toilet, gas central heating radiator, LVT flooring, spotlights





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welcome to

## Victoria Crescent, Shirley SOLIHULL

- Two-bedroom apartment
- Spacious open-plan kitchen/living room
- Modern fitted kitchen
- Family bathroom
- Allocated off-road parking

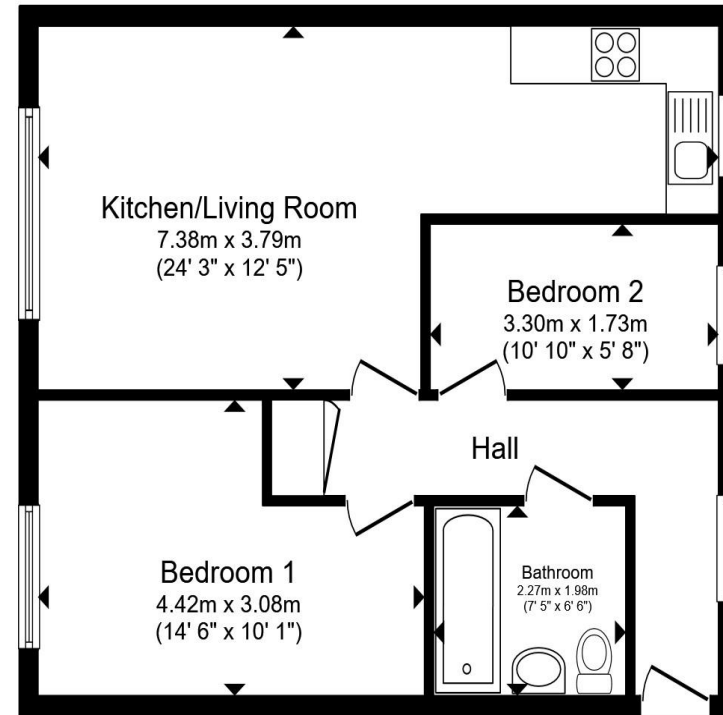
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £190,000



floor plan

Total floor area 54.2 m<sup>2</sup> (584 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). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:

SLY112041 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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