



25 Imperial House, Homer Road, Solihull, B91 3ZW

£340,000

A well-presented two-bedroom first floor apartment in the heart of Solihull, with one allocated parking space. The property offers a bright open plan kitchen/lounge/diner with a Juliet balcony, a modern fitted kitchen with integrated appliances, two bedrooms with fitted wardrobes, an ensuite to the principal bedroom, and a contemporary family bathroom. Ideal for first-time buyers, professionals, or investors, with easy access to local amenities and transport links.

Bedrooms: 2 | **Bathrooms:** 2

Council Tax Band: E

Property Type: Apartment

There are two good-sized bedrooms, both with fitted wardrobes, with the principal bedroom benefitting from an en-suite shower room. A contemporary family bathroom serves the second bedroom.

Further benefits include ample storage, electric heating, and a convenient central location close to local amenities, transport links, and Solihull town centre.

Ideal for first-time buyers, professionals, or investors.

Open plan lounge/diner/kitchen 3.41m x 5.43m (11.2'0" x 17.8'0")

The open plan kitchen/lounge/diner features dark brown flooring and two ceiling light points to the lounge and dining area, along with an electric radiator. A sliding door opens to a Juliet balcony overlooking the courtyard, and there are TV points in the lounge area.

The kitchen is fitted with grey worktops and offers a range of shelving and cupboards, including additional fitted units for extra storage. Appliances include an AEG electric four-ring hob with a Bosch extractor fan over, an electric oven, an integrated fridge freezer, and a Hotpoint dishwasher and washer/dryer.

First bedroom 3.66m x 4.82m (12'0" x 15.8'0")

The first bedroom is carpeted and includes a ceiling light point and a radiator. Built-in mirrored wardrobes provide ample storage space. The windows overlook the courtyard, allowing for a pleasant outlook. The room also benefits from a TV point, power sockets, and an ensuite bathroom.

Ensuite 1.55m x 2.1m (5.1'0" x 6.9'0")

The ensuite features a walk-in shower with a rainfall shower head and an additional shower attachment. There is contemporary tiling, a W.C. with a wall-mounted flush, and a large mirror. The room also includes a ladder-style radiator, ceiling spotlights, an extractor fan, and a shaver socket

Hallway 1.1m x 4.97m (3.6'0" x 16.3'0")

The hallway features LVT flooring and includes a ceiling light point and an electric radiator.

Storage cupboard

The storage cupboard houses the boiler and switchboard. It also provides useful space for everyday items and includes a ceiling light point.

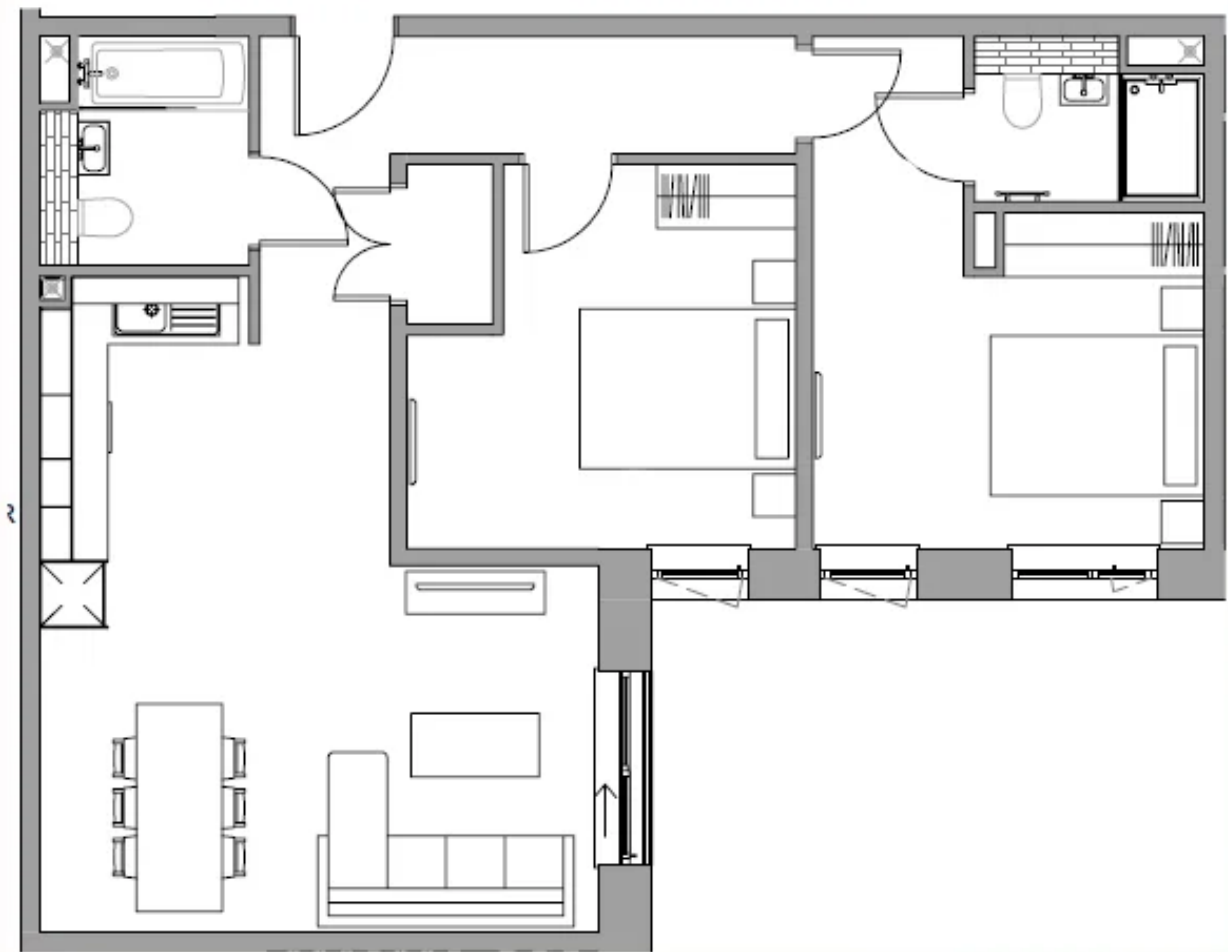
Second bedroom 2.68m x 3.9m (8.8'0" x 12.8'0")

The second bedroom is carpeted and includes a ceiling light point and an electric radiator. The windows overlook the courtyard, providing a pleasant outlook. There are two fitted wardrobes with sliding doors, one mirrored and one non-mirrored, offering ample storage space. The room also benefits from a TV point and power sockets.

Bathroom 2.13m x 1.92m (7'0" x 6.3'0")

The family bathroom features a large mirror and contemporary tiling to the splashback areas around the shower and sink. There is a panelled bath with a shower attachment over and a glass screen. The sink includes a drawer for storage, and there is a W.C. with a wall-mounted flush. The room also benefits from light flooring, ceiling spotlights, ladder-style radiator





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	