



smarthomes

## Stratford Road

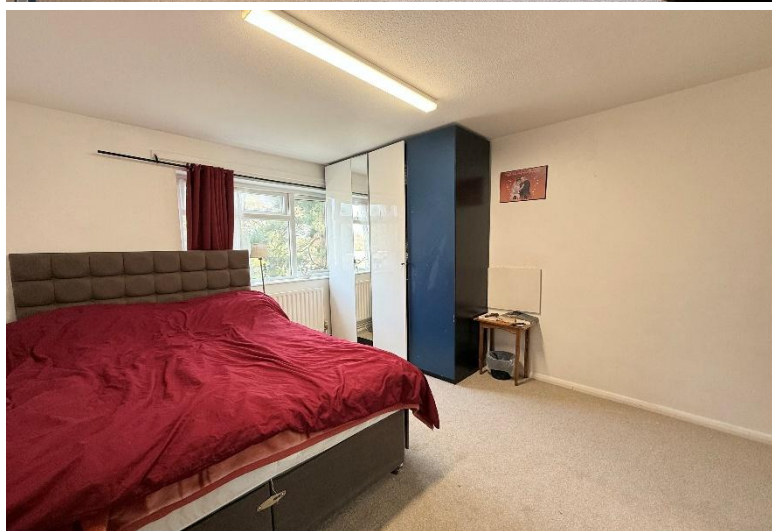
Shirley, Solihull

- A Well Presented Two Bedroom First Floor Flat
- Fitted Kitchen & Family Bathroom
- Spacious Dual Aspect Lounge/Diner
- Situated in a Most Convenient Location
- Extended Lease of 171 Years

**Offers Over £150,000**

Current EPC Rating - C  
Current Council Tax Band - B





## Property Description

A spacious two double bedroom first floor apartment situated in a most convenient location and benefiting from being re-carpeted throughout. Offering accommodation comprising a spacious lounge/diner, fitted kitchen, bathroom, external storage shed, double glazing and gas centrally heating with a recently replacement Worcester Bosch boiler

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 gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoiled 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 and Tudor Grange Academy 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

Dual Aspect Lounge 4.52m x 3.48m (14'10" x 11'5")

Fitted Kitchen 3m x 1.98m (9'10" x 6'6")

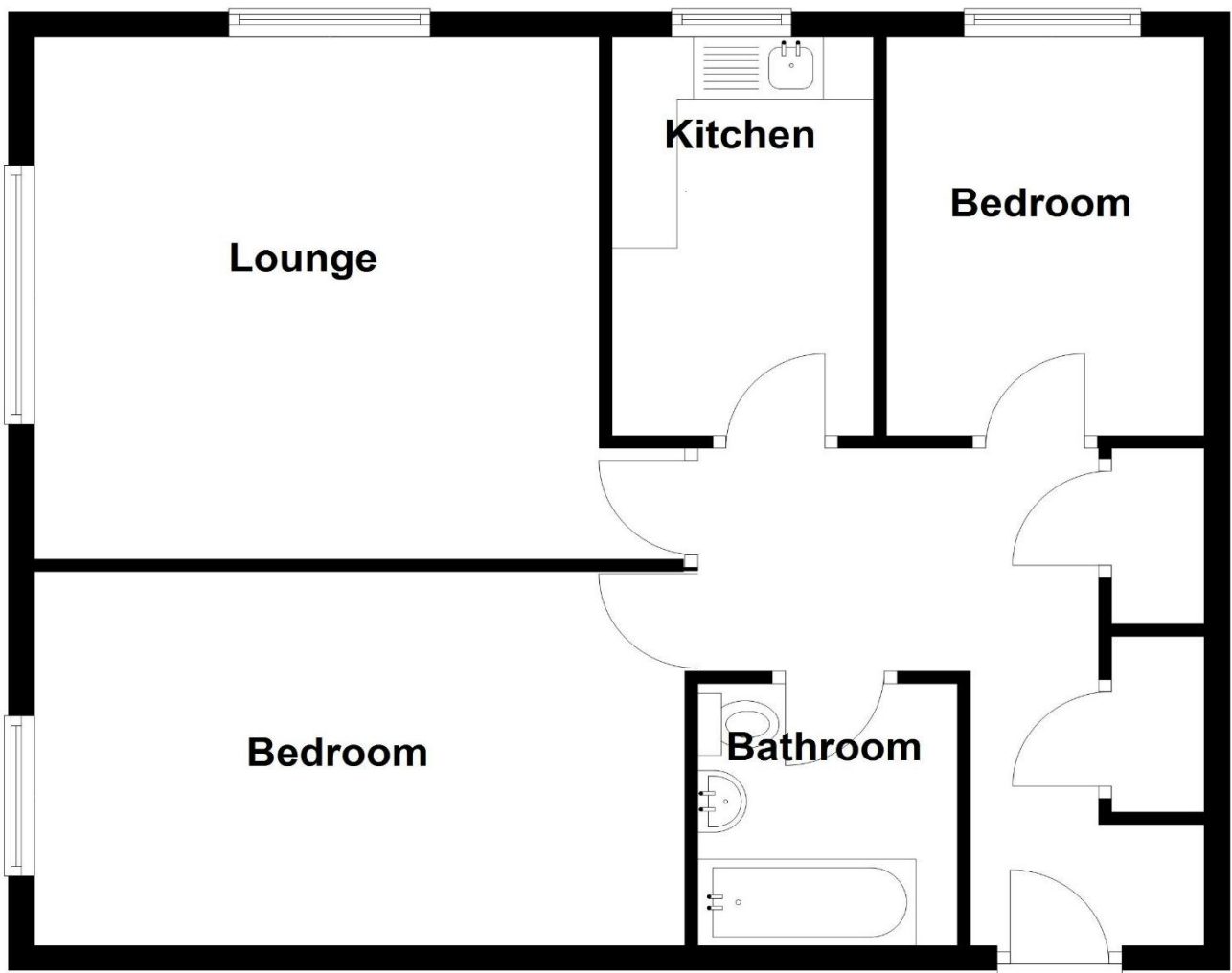
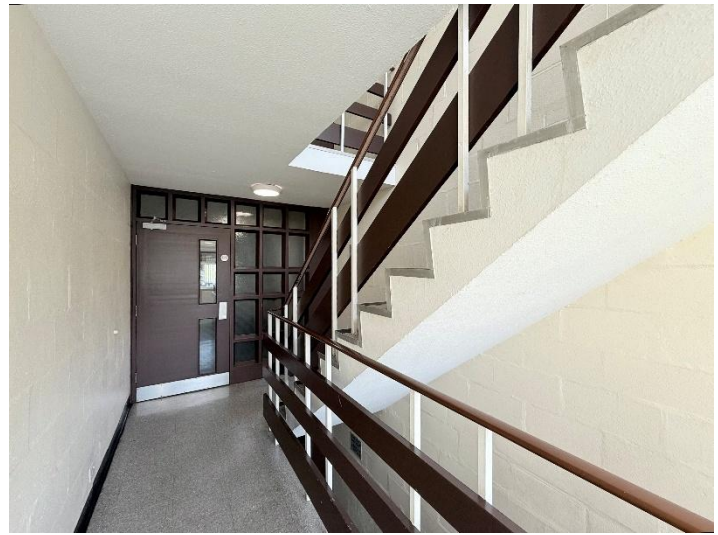
Bedroom One 4.22m x 3.2m (13'10" x 10'6")

Bedroom Two 3.3m x 2.41m (10'10" x 7'11")

Bathroom

Tenure

We are advised by the vendor that the property is leasehold with approx. 171 years remaining on the lease, a service charge of approx. £821 per annum and no ground rent payable. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – B



Total area: approx. 66.1 sq. metres (711.9 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.