



Sir Robert Peel Court Stratford Road
Shirley SOLIHULL

burchell
edwards

Sir Robert Peel Court Stratford Road Shirley SOLIHULL B90 3FU

for sale
£240,000



Property Description

Welcome to this gem of an apartment located on the Stratford Road in Shirley, close to Parkgate - renowned for its superb amenities and transport links, coupled with the apartments fine presentation makes it the perfect place to start your next chapter!

Excellent transport links(bus stop nearby) good schools(0.1 miles to st James school which is outstanding school and Tudor grange Solihull academy catchment ,)shopping(2 minutes walking distance to Aldi and Iceland , lloyds bank, NatWest bank) recreational facilities.

Featuring two double bedrooms that provide plenty of space and functionality, a well-appointed family bathroom with bath, shower, heated towel rail, W.B, W.C and illuminated touch mirror for extra comfort and style.

The open-plan setting boasts an exceptional fitted kitchen with integrated appliances to make culinary adventures a breeze while having a spacious living area that elegantly flows to a glass balcony which looks out to the rear of the apartment to create a beautiful space for relaxing.

The apartment benefits from secure video entry and exit system and is also afforded a secure allocated parking space whilst also providing guest parking to the front.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Hallway

Central heating radiator and intercom system.

Lounge/ Kitchen

22' 9" x 15' 6" into recess (6.93m x 4.72m into recess)

French doors leading out to glass balcony, a range of wall and base units with work surface over incorporating a sink with drainer unit,

electric hob and oven, extractor, fridge freezer, dishwasher, microwave, washing machine and central heating boiler.

Bedroom One

15' 2" max x 8' 2" max (4.62m max x 2.49m max)
Double glazed window to rear elevation and central heating radiator.

Bedroom Two

14' 6" max x 7' 8" into recess (4.42m max x 2.34m into recess)
Double glazed window to rear elevation and central heating radiator.

Bathroom

W.C, wash hand basin, bath with shower over, heated towel rail and illuminated mirror.

Parking

One allocated space.

Agent Note

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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

To view this property please contact Burchell Edwards on

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183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: B Council Tax
 Band: C

Service Charge:
 1668.00

Ground Rent:
 100.00

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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