



Royal House, Princes Gate, Solihull B91 3QQ

Offers in the Region of **£230,000**

Ideally located in the heart of Solihull, within walking distance of the town centre and its wide range of amenities, and close to Solihull Train Station, this very well-maintained one-bedroom apartment is ideal for first-time buyers, downsizers, or investors. Situated on the second floor of the desirable Royal House development, the apartment offers a perfect blend of style, comfort, and convenience in one of the area's most popular developments. Benefiting from an allocated parking space, this is an excellent opportunity to acquire a quality home in a prime location. Contact us today to find out more or to arrange a viewing

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

Property Type: Apartment

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Step into this well-presented top floor apartment, ideally situated in the heart of Solihull. This one-bedroom home is perfect for first-time buyers or investors alike. The property offers a bright and airy open plan lounge, kitchen, and dining area, creating a modern and comfortable living space. Additional benefits include a good-sized allocated parking space and a secure phone intercom system, providing both convenience and peace of mind.

Kitchen/Diner 3.11m x 8.2m (10.2'0" x 26.9'0")

This light and spacious kitchen dining area features a modern fitted kitchen with both handle and handleless cupboards and units, complemented by stylish quartz worktops. Integrated appliances include a fridge/freezer, dishwasher, and washer/dryer for added convenience. The space also benefits from a dual sink, electric four-ring hob with splashback, laminate flooring, and ceiling spotlights. The slanted ceilings add character while maintaining a bright and contemporary feel, making it an ideal space for both cooking and dining.

Lounge 4.94m x 8.2m (16.2'0" x 26.9'0")

The lounge flows seamlessly from the kitchen dining area, creating a bright and open living space. It features laminate flooring, two ceiling light points, and two large windows that allow plenty of natural light to fill the room. Additional benefits include a TV point, two radiators for comfort, and slanted ceilings that add character and enhance the sense of space.

Bedroom 3.05m x 4.75m (10'0" x 15.6'0")

The generous bedroom is fully carpeted and benefits from two ceiling light points and two windows that allow plenty of natural light to enter the room. Additional features include a radiator, ample plug sockets, and slanted ceilings that add character while maintaining a comfortable and inviting atmosphere.

Bathroom 2.47m x 1.49m (8.1'0" x 4.9'0")

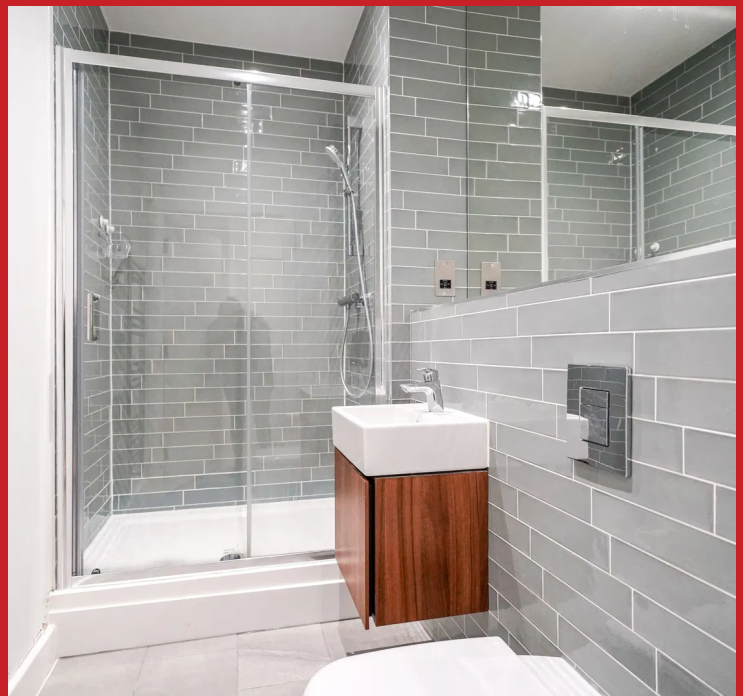
The bathroom is fitted with a modern suite comprising a large walk-in shower with sliding glass door and thermostatic shower with attachment. Additional features include a sink with drawer storage beneath, W.C. with wall-mounted flush, and a ladder-style radiator. The room also benefits from an extractor fan, shaver socket, and a large wall-mounted mirror. Tiling is provided to the shower area, as well as the wall around the sink and W.C., creating a clean and contemporary finish.

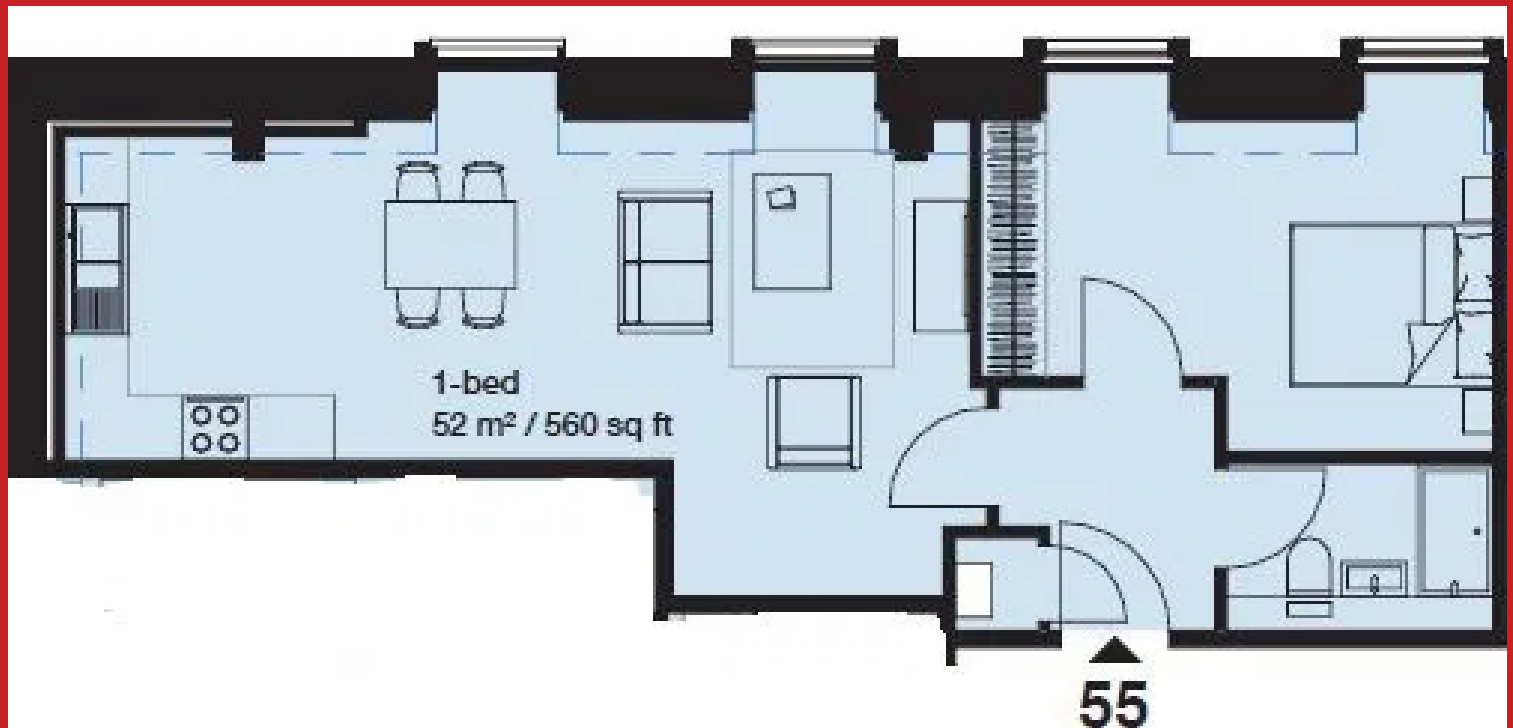
Hallway 1.92m x 2.1m (6.3'0" x 6.9'0")

The bright and welcoming hallway is accessed via a secure composite front door and provides access to the main living areas. It features laminate flooring, a radiator, and a secure phone intercom system for added convenience and security. There is also a storage cupboard housing the boiler, offering useful additional storage space. The hallway itself is very generous in size, enhancing the overall sense of space within the property.

Discover the charm and convenience of this delightful apartment, offering an exceptional opportunity to enjoy all that Solihull has to offer.

To find out more or to book a viewing please call us





Contact us today!

0121 744 4144 + Option 3

newhomes@smart-homes.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 