



## Apartment 20 St James Court, Stratford Road, Shirley, Solihull, B90 3BL

£180,000

**Perfect for First Time Buyers & Investors!** – 20 St James Court: A well-presented 1bedroom top floor apartment. Featuring an open plan kitchen/lounge/diner, Juliet balcony, modern bathroom, and ample storage. Includes one allocated parking space. Ideally located in Shirley, Solihull on Stratford Road, close to local amenities and transport links. **Call us today to arrange a viewing!**

Bedrooms: 1 | Bathrooms: 1

Property Type: Flat

### Entrance Hall

A sleek composite front door opens into a bright and welcoming hallway, finished with luxury vinyl flooring and underfloor heating for a modern, durable touch. On the left, there are two useful storage cupboards, one of which houses the electrical switchboard, keeping it neatly out of sight. Above, a loft with a ladder providing additional storage, making the most of the available space and keeping the hallway tidy and functional.

### Kitchen / diner / lounge 6.28m x 2.64m (20.6'0" x 8.66'0")

The modern open, plan kitchen and living space is designed with both functionality and visual appeal in mind. Luxury vinyl flooring with underfloor heating flows seamlessly throughout, uniting the space with a clean, durable finish.

The kitchen boasts sleek, handle less wall and base units, complemented by bold feature lighting that frames the tall wall units, adding a dramatic accent to the overall design. Spotlights to the ceiling provide bright, even illumination.

Storage is abundant, full wall cabinetry with featured lighting, and high spec Seamans integrated appliances include a microwave, oven, dishwasher, washer/dryer, and a separate fridge and freezer. A 4 ring gas hob with an extractor fan overhead completes the setup. A breakfast bar offers space for casual dining and entertaining.

The Juliet balcony off the kitchen invites natural light into the adjacent lounge area, which includes a TV point and multiple power sockets. A smoke alarm is fitted for safety, and additional sockets are conveniently located within the kitchen for easy appliance access.

### Bedroom 3.87m x 3.02m (12.7'0" x 9.9'0")

Step into a well appointed bedroom, illuminated by ceiling spotlights for a clean, modern finish. A window overlooks the garden area, offering natural light and a pleasant view. Thoughtfully designed for comfort, the room features two light switches positioned on either side of the bed space, along with double sockets on each side, ideal for bedside lamps, chargers, or devices. A TV point is also installed, making the room media ready and perfectly suited for relaxation.

### Bathroom 1.92m x 0.61m (6.3'0" x 2'0")

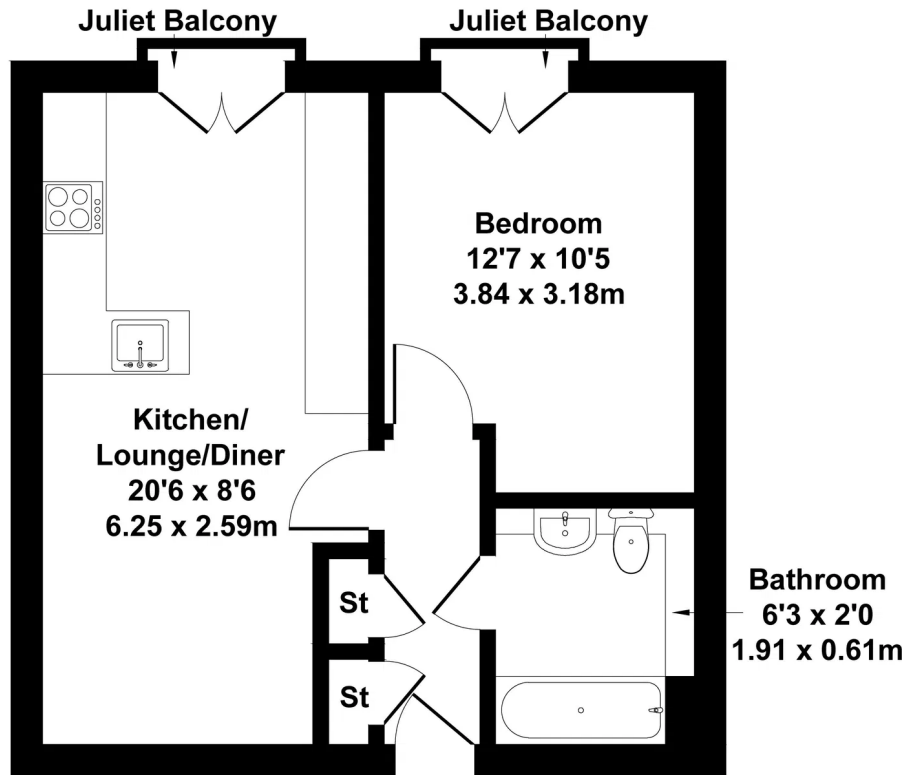
The stylish bathroom features high end Grohe style fittings throughout, combining function with sleek design. A shower over bath setup includes a shower attachment, glass screen, and conveniently positioned controls on the right side for easy access. The shower area and floor are fully tiled, offering a clean, contemporary finish. A ladder style radiator adds both warmth and modern elegance. The undermount basin is seamlessly integrated into a vanity unit, providing useful storage space, while a large mirror above enhances the sense of space and light. There's also a shaver socket nearby for added convenience. The room is completed with an extractor fan and ceiling light point, ensuring both ventilation and illumination are well taken care of.

Whether you're taking your first step onto the property ladder or looking for a smart investment opportunity, this apartment ticks all the boxes.



# 20 St James Court

Approximate Gross Internal Area  
420 sq ft - 39 sq m



Not to Scale. Produced by The Plan Portal 2025  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	