



## Sir Robert Peel Court, Stratford Road, Shirley

£199,950

This stunning 2-bedroom first-floor apartment offers a stylish, contemporary open-plan kitchen and lounge, perfect for unwinding after a busy day. Located in the heart of Solihull, it's ideally placed with convenient access to local shops and excellent amenities, making it the perfect place to call home. With inviting communal areas and a warm, welcoming entrance, this apartment creates the perfect first impression as you step into your new home.

**Bedrooms:** 2 | **Bathrooms:** 1

**Property Type:** Apartment

### Communal areas and Hall entrance

A well maintained first floor apartment. With contemporary communal areas with stairs and a lift up to the first floor. Wood effect composite door leading to private entrance hall, with 2 ceiling points. Wood effect herringbone style flooring, wall mounted radiator. Door through useful storage area. Video intercom with view of the building's front door. With 1 allocated parking space, that's barrier controlled and has a fob access.

### Bedroom 1 2.87m x 3.97m (8.9'6" x 12.7'4")

Further attractive wood doors leading off to bedroom one to the rear, which has double glazed windows to rear renovations, ceiling light point and radiator. With ample plug sockets, including charger points, 2 USB points, TV, satellite, radio and telephone input. Great sized double bedroom.



### Bedroom 2 2.29m x 3.17m (7.5'0" x 10.4'0")

Bedroom two: to the rear. With double glazed windows at the rear of the bedroom, ceiling light points and radiator. Single bedroom, with great storage space.



### Lounge / Kitchen 4.24m x 6.71m (13.9'0" x 22'0")

The open plan lounge / diner and contemporary kitchen is fitted with a range of contemporary wall and base units with featured stone effect slim line laminate work surfaces. Sink and drain unit, metro style tiling to splash backs. Full ring Neff hob with extractor canopy over Inset. Neff designed oven and grill. Integrated dishwasher and washing machine, fridge and freezer. Inset eyelevel Neff microwave oven. Undercover lighting. Tiled flooring to the kitchen area, spotlights to the ceiling. Open plan to the lounge / dining area, which has two radiators, wood effect herringbone style flooring. Ceiling light points. double glazed French doors leading out to the balcony area, with glazed balustrade.

### Bathroom 2.56m x 1.89m (8.4'0" x 6.2'0")

#### First Floor Bathroom

A contemporary bathroom has a panelled bath with thermostatic rainfall shower and additional shower head attachment, and glazed screen. Enclosed system WC with wall mounted flush and wall mounted vanity sink with storage draw. Complimentary tiling walls and flooring. spotlights to ceilings, extractor fan and Gladistole radiator. Wall mounted illuminated vanity mirror.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(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>		

**England & Wales**

EU Directive  
2002/91/EC

