



Stratford Road, Birmingham, B28 9ET

# Property Description

We are pleased to bring to the market, this spacious and well-presented two-bedroom furnished duplex flat, ideally situated above business premises on Robin Hood Island.

Arranged over two floors, this attractive property offers spacious and convenience. There is also allocated parking for one car.

The first floor comprises an entrance hallway leading to a bright and spacious reception room, which is also furnished with a 4 seated dining table & chairs.

On the first floor there is also a single bedroom with a built-in wardrobe featuring a convenient pull-down rail. The fitted kitchen includes a breakfast bar, creating a practical dining space, while the modern bathroom benefits from a shower over the bath. A small private balcony further completes the first floor.

The second floor hosts a large master bedroom with ample fitted storage, along with a substantial built-in storage cupboard on the landing, providing excellent additional space.

The property is located in the popular residential area of Hall Green. Stratford Road offers a wide range of local amenities within easy reach, including supermarkets, independent shops, cafés, restaurants, and everyday conveniences. Larger retail and leisure facilities can also be found nearby in Shirley and Solihull.

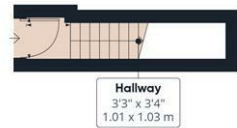
Commuters will benefit from excellent transport links. Frequent bus services run along Stratford Road, providing direct access into Birmingham city centre and surrounding areas. Nearby rail stations, including Hall Green, offer regular services to Birmingham Moor Street, Snow Hill, and Stratford-upon-Avon, with journey times of approximately 20-25 minutes. The A34 provides convenient road links, while the M42 and M40 are easily accessible for wider travel.



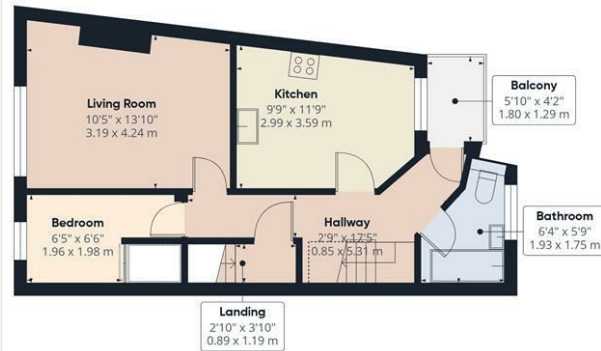


# Key Features

- Spacious Duplex Flat on Robin Hood Island
- Large Master Bedroom
- Reception / Dining Room
- Fitted Kitchen with Breakfast Bar
- Bathroom with Shower Over Bath
- Allocated Parking for One Car
- Fully Furnished
- Council Tax Band: B
- EPC Rating: TBC



Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

720 ft<sup>2</sup>  
67 m<sup>2</sup>

**Balconies and terraces**

25 ft<sup>2</sup>  
2.3 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**£895 PCM**