



Wildmoor Road, Shirley, Solihull

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## Property Description

This is a fantastic opportunity to acquire a spacious first-floor, one-bedroom flat that truly ticks all the boxes. As you enter, you'll immediately appreciate the distinct separation between the living space and the kitchen, offering a more organized and functional layout. The kitchen itself is impressively large, providing ample room for cooking and dining, and is a real highlight for those who love to spend time in this area of the home.

The bedroom is equally generous in size, a true sanctuary that easily accommodates a large bed and offers substantial storage solutions, helping you keep the space tidy and serene. Beyond the generous room sizes, the flat boasts a lovely balcony, a perfect spot to enjoy a morning coffee or unwind in the evening. The overall feeling is one of abundant space and light throughout.

Location-wise, this property is ideally situated. You're just a stone's throw from essential supermarkets, making grocery runs a breeze. Commuting or exploring is also made easy with excellent transport links readily accessible. Furthermore, families will be pleased to know that reputable schools are within close proximity, adding to the overall convenience and appeal of this wonderful home. It's a property that offers both comfortable living and superb connectivity.

## Entrance Hall

radiator, storage and access to loft.

## Lounge

double glazed window and door to rear and radiator.

## Kitchen

kitchen comprising of sink and drainer, space for free standing cooker and washing machine, integrated fridge and tiled back splashback.

## Bedroom One

double glazed window to side and built in storage.

## Bathroom

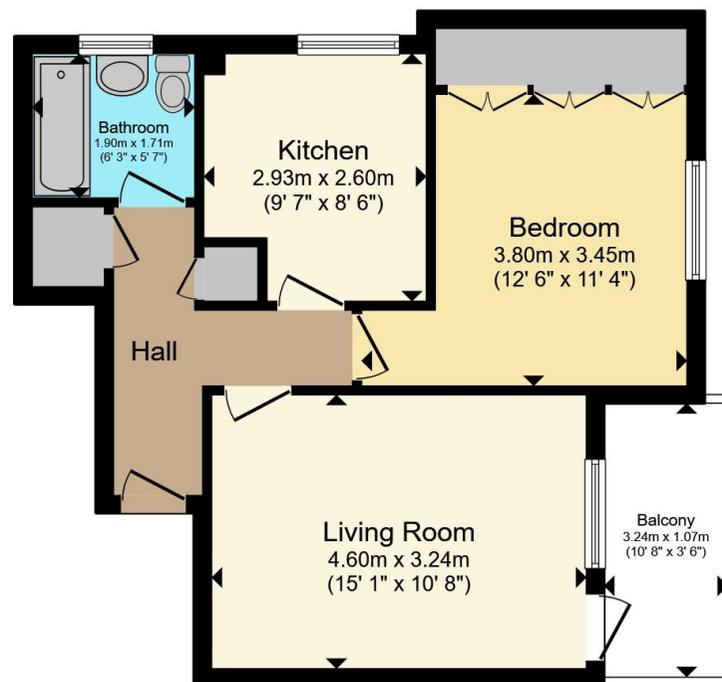
double glazed window to rear, bath, w/c wash hand basin and tiled walls.











## Floor Plan

Total floor area 45.9 m<sup>2</sup> (494 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 0121 733 3553**  
**E [shirley@burchelledwards.co.uk](mailto:shirley@burchelledwards.co.uk)**

183 Stratford Road Shirley  
 SOLIHULL B90 3AU

EPC Rating:  
 Awaited

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

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.



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