



APT 5 SOUTH VIEW COURT, 1C STANWAY ROAD, SHIRLEY, SOLIHULL, WEST MIDLANDS, B90 3FS

ASKING PRICE OF £245,000

EPC: C Council Tax Band: C



### Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Chain Free
- Modern Development
- First Floor Apartment
- Allocated Parking
- Secure Entrance and Gated Parking
- Convenient Location for Amenities
- Modern Fitted Kitchen
- Ensuite to Master Bedroom



An immaculate, spacious two bedroom, two bathroom, first floor apartment in a popular area in Shirley, close to all local amenities.

Ideal for first time buyers and investors.

The accommodation briefly comprises of a hallway, lounge, kitchen, master bedroom which boasts a modern en-suite shower room, second double bedroom and family bathroom.

This property has allocated parking.

**HALLWAY** With double storage cupboards, spotlights and an intercom system.

**LOUNGE** 15' 2" x 11' 6" (4.624m x 3.527m)

This lounge offers a generous space for relaxation and dining. With window to rear and electric heater.

**KITCHEN** 9' 3" x 6' 8" (2.830m x 2.047m)

Modern fitted kitchen with wall and base cupboards providing ample storage and workspace. Electric hob and oven. Integrated fridge, freezer, slimline dishwasher and washing machine. Extractor hood above. Spotlights, electric heater and window to side.

**BEDROOM ONE** 11' 2" x 8' 11" (3.420m x 2.733m)

Window to rear and electric heater.

**EN-SUITE** Heated towel rail, spotlights, wash hand basin, low level WC and corner shower cubicle.

**BEDROOM TWO** 11' 3" x 7' 3" (3.431m x 2.219m)

Window to rear and electric heater.



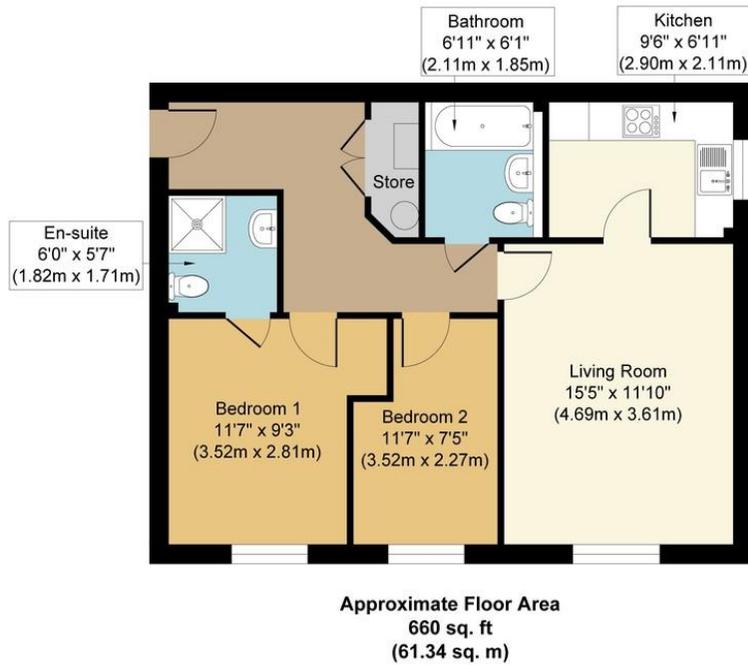
Length of Lease: 116 years (at 2025)

Service Charge: £1,042.15 pa

Ground Rent: £250.00 pa

*Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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