



Apartment 1 St James Court, Stratford Road, Shirley, Solihull, B90 3BL

£200,000

Situated in the heart of Shirley, this stunning modern ground-floor apartment is set within a secure gated development and finished to a high specification throughout. The property comprises an entrance hall, two double bedrooms, including a principal bedroom with an en-suite shower room, a separate bathroom, and a bright open-plan lounge with a stylish fitted kitchen featuring quartz worktops and integrated appliances. Both the lounge and principal bedroom benefit from Juliet balconies. Further features include underfloor heating, double glazing, an allocated parking space, and an excellent location close to local amenities, public transport links, and the motorway network.

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

Property Type: Flat

Accessed via a welcoming reception hall, this apartment immediately impresses with its high-specification finish, including underfloor heating throughout, ensuring comfort and warmth. The heart of the home is the open-plan lounge, a bright and inviting space perfect for relaxation and entertaining. This seamlessly flows into the stylish, fully equipped fitted kitchen, which boasts high-end units, integrated appliances, and elegant quartz worktops. A Juliet balcony extends from the living area, offering an appealing connection to the outside.

The apartment features two well-proportioned double bedrooms. The main bedroom benefits from its own Juliet balcony, providing a private outdoor touch. Complementing the bedrooms are two modern bathrooms, including a convenient en-suite shower room for the main bedroom, and a separate main bathroom, both finished to a high standard.

Outside, residents can enjoy a communal garden, and the property includes an allocated parking space within the secure, gated development. The location offers exceptional convenience, with local amenities, shops, and facilities just a short stroll away. Excellent public transport links and easy access to the motorway network make this an ideal home for those seeking a connected and contemporary lifestyle.

This apartment comes with double glazing and zoned underfloor heating throughout!

Reception Hall

Open Plan Lounge 3.534m x 3.567m (11'7" x 11'8")
Having LVT style flooring, double glazed window, downlighters, TV point,

Fitted Kitchen/Diner 3.883m x 2.881m (12'8" x 9'5")

Bedroom One 4.276m x 2.945m (14'0" x 9'7")

Ensuite 2.036m x 1.272m (6'8" x 4'2")

Bedroom Two 4.056m x 2.673m (13'3" x 8'9")

Bathroom 2.119m x 2.279m (6'11" x 7'5")

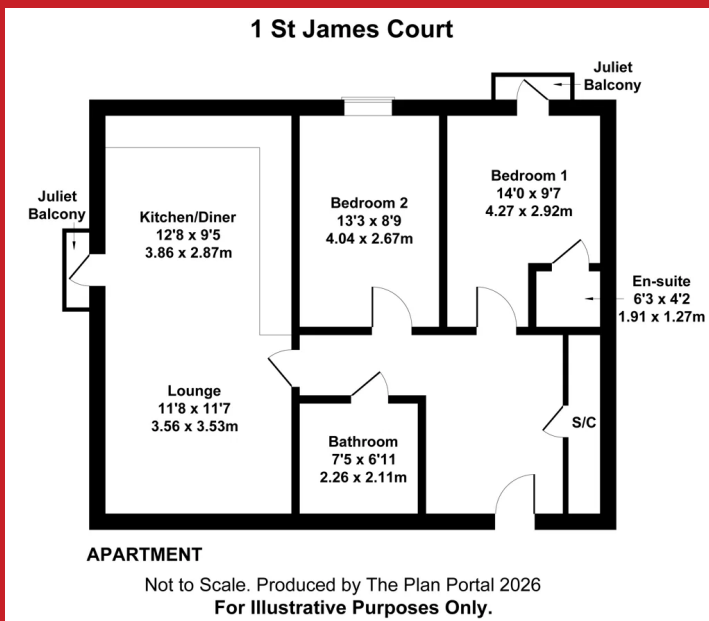
Outside

The apartment is approached via electric gates where the allocated parking is for all apartments. Space 1 is next to the communal entrance and situated just outside the apartment. communal planting/greenery around the car park area.





Contact us today!
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	