



Apartment 53 Light Hall Lane, Shirley, Solihull

£220,000

An exceptional two-bedroom ground floor apartment, beautifully presented throughout and benefiting from a number of high-quality upgrades. Situated in a popular residential development in Shirley, Solihull, this modern home offers stylish open-plan living, a spacious principal bedroom with ensuite, a contemporary fitted kitchen, and excellent storage throughout. Built just two years ago, the property enjoys a bright and airy feel, with well-proportioned accommodation designed for modern lifestyles. Further benefits include two allocated parking spaces, an EV charging point, and a convenient location close to local amenities, transport links, and green spaces. A superb opportunity for first-time buyers, professionals, downsizers, or investors seeking a move-in ready home in a sought-after location.

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

Property Type: Ground Floor Flat

The apartment benefits from two allocated parking spaces, one of which is equipped with an electric vehicle charging point. Combining modern living with thoughtful upgrades and a convenient location, this property represents an excellent opportunity for first-time buyers, professionals, downsizers, or investors alike.

Hallway 3.05m x 4.23m (10'0" x 13.89'0")

Entered via a composite front door, the hallway features fitted carpeting, a radiator, two ceiling light points, and a useful storage cupboard. It provides access to the principal rooms of the property.

Open Plan Kitchen and Lounge 6m x 5.06m (19.1'7" x 16'7")

A spacious and well-designed open-plan living space, ideal for modern-day living and entertaining. The lounge area is carpeted and benefits from a Juliet balcony, two ceiling light points, and an abundance of natural light, with two radiators creating a bright and welcoming atmosphere. There is ample space for both lounge furniture and a dining area.

The kitchen is thoughtfully separated by light laminate flooring and has been upgraded by the current owner with contemporary light grey wall and base units complemented by stylish white worktops. Integrated appliances include an upgraded AEG four-ring induction hob with extractor hood over, built-in Zanussi oven, fridge/freezer, and Zanussi washer/dryer. A further enhancement is the upgraded dual sink positioned beneath a window overlooking the outside. The kitchen is finished with recessed ceiling spotlights, providing excellent task lighting.

Main bedroom 4.66m x 2.68m (15.3'0" x 8.8'0")

A spacious and bright double bedroom with a window that allows an abundance of natural light to flood the room. The room is carpeted and benefits from a ceiling light point, radiator, TV point, and power sockets. A door leads through to the ensuite shower room.

Ensuite 1.4m x 1.92m (4.6'0" x 6.3'0")

This stylish en-suite has been upgraded by the current owner and is fully tiled throughout, creating a modern and easy-to-maintain finish. The suite comprises a walk-in shower with a sliding glass screen and shower attachment, low-level W.C., and wash hand basin with a large wall-mounted mirror. Additional features include recessed ceiling spotlights, light flooring, a ladder-style heated towel radiator, and an extractor fan.

Bedroom/Study 1.89m x 3.08m (6.2'0" x 10.1'0")

A versatile room that can be used as either a second bedroom or a home office/study. The room is carpeted and benefits from a window providing plenty of natural light, a ceiling light point, and power sockets.

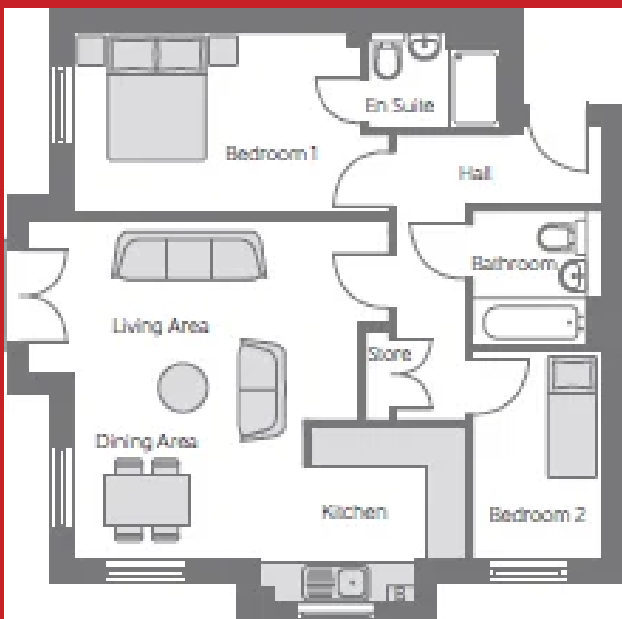
Family bathroom 2.02m x 1.89m (6.63'0" x 6.2'0")

A well-presented bathroom featuring a panelled bath, low-level W.C., and wash hand basin. The room benefits from light flooring, a mirrored wall-mounted storage cupboard, shaver socket, extractor fan, and recessed ceiling spotlights. The bathroom is fully tiled, with complementary tiling to the bath and sink areas, providing a practical and attractive finish.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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 	