



32 BROOM LANE, SHIRLEY, SOLIHULL, B90 1SJ

OFFERS OVER £235,000

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.

- IMMACULATE SECOND FLOOR APARTMENT
- LOUNGE/DINING ROOM
- GARAGE AND ALLOCATED PARKING
- SECURE GATED DEVELOPMENT
- TWO DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- FULLY FITTED MODERN KITCHEN
- ELECTRIC HEATING



A beautifully presented two bedroom second floor apartment in a highly sought after part of Dickens Heath. Benefitting from UPVC double glazing, electric heating and stunning views over Dickens Heath. Close to local amenities and transport links. The approach is via electric gates and the property can be found on the second floor. The lounge/dining room has a Juliet balcony with stunning views and space for a two piece suite and dining room table and chairs. The modern fitted kitchen has an integrated dishwasher, fridge, freezer, microwave, electric oven and hob. There are two double bedrooms, master with en-suite and built in wardrobes. An additional family bathroom is ideal for visiting guests.

APPROACH Gated access approach with garage and parking.

HALLWAY Laminate flooring, spotlights, storage cupboard and doors off to each room

LOUNGE/DINER 17' 10" x 12' 3" (5.452m x 3.754m)
Modern fireplace, window and patio doors to rear with stunning views over Dickens Heath.

BEDROOM ONE 12' 2" x 10' 1" (3.712m x 3.093m)
Spacious room with double fitted wardrobes and window to front.

KITCHEN 9' 9" x 9' 1" (2.997m x 2.781m)
Modern newly fitted kitchen with wall and base units. Integrated dishwasher, fridge, freezer and Bosch microwave. Electric oven and hob. Electric heater and window to front.

EN-SUITE Stylish room with shower cubicle, electric shower, shower cubicle, heated towel rail, low level WC and laminate flooring.

BEDROOM TWO 12' 3" x 9' 10" (3.737m x 3.010m)
Electric heater, window to rear and single wardrobe.

BATHROOM Window to side, bath, contemporary wash hand basin and vanity unit and low level WC.

GARAGE Garage with automatic light and allocated parking.



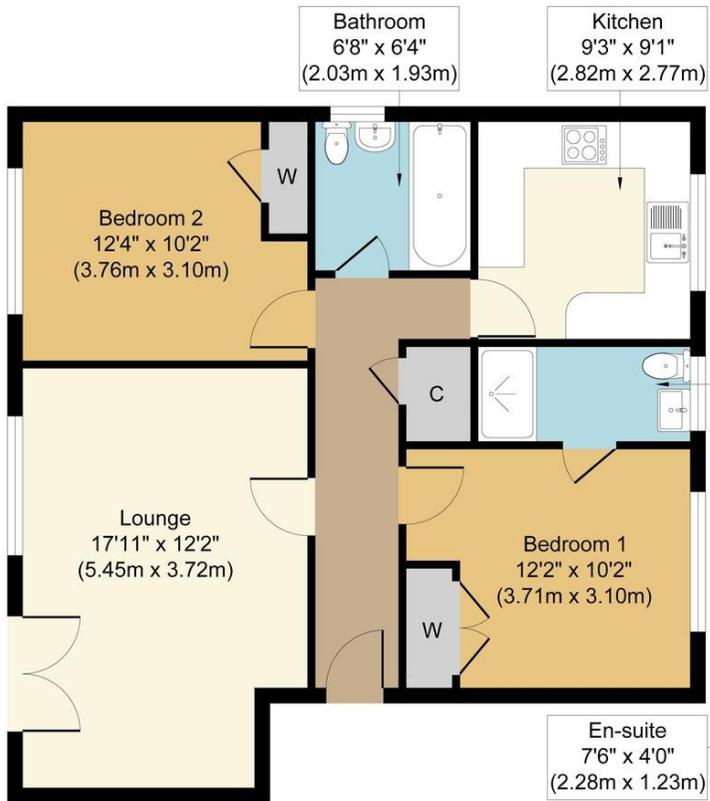
Length of Lease: 99 years (at 2025)

Service Charge: £951.90 pa

Ground Rent: £110.00 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)





Second Floor
Approximate Floor Area
732 sq. ft
(68.03 sq. m)

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		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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