

AP MORGAN



**Stratford Road, Shirley, Solihull**  
Asking Price £200,000



### Features:

- Modern flat
- Two double bedrooms
- Shower room and ensuite shower room
- Electronic entry system
- Lift access
- Spacious open plan kitchen/lounge
- Allocated parking space

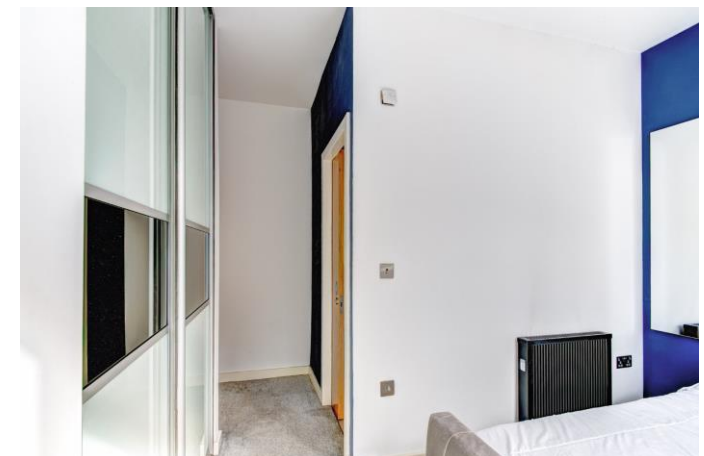
### Description:

Contemporary well-sized upper floor apartment with two double bedrooms and two shower rooms, conveniently located on Shirley high street (Stratford Road) with excellent shops, amenities and transport options.

The property briefly comprises of: a welcoming entrance hall with storage cupboards and doors radiating to all rooms; an open-plan kitchen/lounge with granite worktops, integrated hob, oven and Hotpoint washer/dryer, Venetian plaster feature wall and plenty of natural light from the large windows; a well-sized contemporary shower room offering a heated towel rail and anti-fog mirror - also found in ensuite; double Bedroom One and modern ensuite shower room; and a comfortable Bedroom Two with tiled feature wall and ample space for a large double bed.

The apartment is situated on the third floor and offers pleasant views of the town. The complex includes a secure door entry system, lifts to all floors and allocated parking.

Shirley is a highly desirable area with excellent access to amenities and transport options. The high street offers a diverse array of amenities and an expansive park. Shoppers can enjoy a range of choices, from large chains to smaller high street essentials and plenty of independent shops. For dining and socialising, there is an excellent selection of eateries and pubs.





Transportation is convenient and efficient, with frequent bus services that connect Shirley to both Birmingham city centre and Solihull town. For rail travel, both Solihull and Shirley train stations provide regular services to Birmingham, Leamington Spa, Stratford-upon-Avon and London Marylebone. Birmingham International and the NEC are within approximately 20 minutes' drive. Solihull town centre, with the renowned Touchwood Development, also offers a fantastic shopping experience along with numerous options for dining and entertainment.

High efficiency panel heaters and fitted wardrobes are not included in the asking price. The vendor is willing to negotiate the purchase of these.

We have been advised by our seller that the lease remaining is 119 years. The current annual ground rent is £250 and annual service charge is £2,200. A solicitor will verify this during the conveyancing process.

#### **Details:**

##### **Hallway**

**Kitchen/Lounge** 13'2"x19'11" (4.01mx6.07m)

**Shower Room** 9'3"x4'8" (2.82mx1.42m)

**Bedroom One** 13'4"x9'10" (4.06mx3m) Max

**Ensuite** 5'x6'5" (1.52mx1.96m)

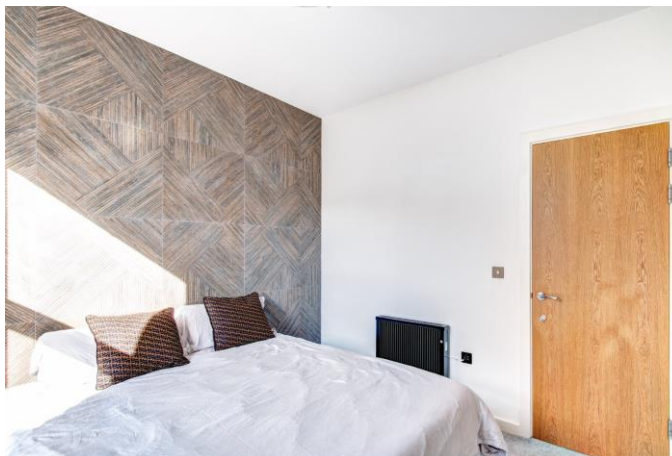
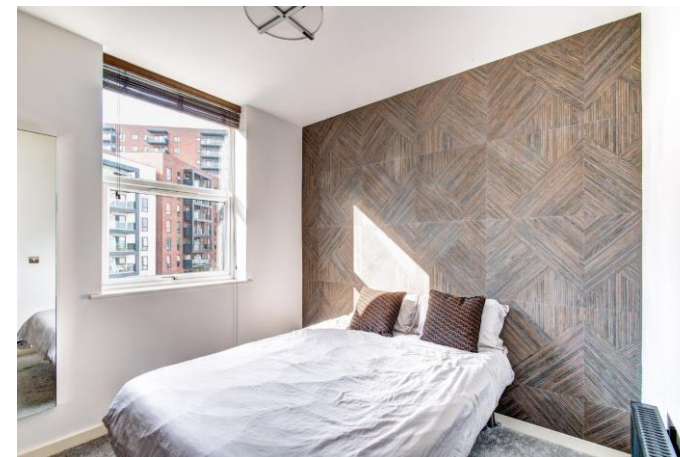
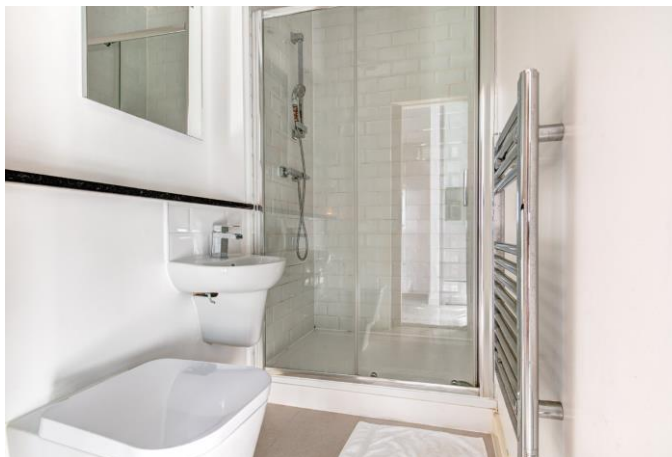
**Bedroom Two** 9'8"x9'9" (2.95mx2.97m)

**EPC Rating:** D

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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Need a removal company and storage?

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