



**AP MORGAN**

**Pailton Road, Shirley, Solihull**  
Offers in the region of £165,000



### Features:

- Two bedrooms
- First-floor apartment
- Comfortable lounge
- Good counter space and storage in kitchen
- Secure shared stairwell
- Plentiful residents' parking
- Long lease remaining

### Description:

This two-bedroom, first-floor apartment offers ample living space, featuring a spacious lounge/dining room, two well-proportioned bedrooms, generous storage cupboard, and a thoughtfully designed kitchen. Conveniently located just minutes from Shirley High Street (Stratford Road), this property provides easy access to a wide range of amenities and services.

The flat briefly comprises: An entrance hallway with ample storage, including a walk-in cupboard with potential use as a studio/office; a generous open-plan lounge/dining room; a well-equipped kitchen with an electric oven and hob, plus space for additional appliances; two bedrooms - one spacious double and one single, ideal as an office or nursery; and a well-sized bathroom with a shower over the bath.

Access to the well-maintained communal hallway is secured via a secure key fob system with a buzzer for guests and deliveries. Ample parking is available both on the road and in the car park area.

Located in the highly desirable area of Shirley, the flat offers excellent access to amenities and transport options. The high street boasts a diverse array of shops, from major chains to independent boutiques, as well as a variety of eateries and pubs. Additionally, the expansive park provides a great space for outdoor activities.

Transportation is convenient and efficient, with frequent bus services connecting Shirley to Birmingham city centre and Solihull town.





Both Solihull and Shirley train stations offer regular services to Birmingham, Leamington Spa, Stratford-upon-Avon, and London Marylebone. Birmingham International Airport and the NEC are approximately a 20-minute drive away.

According to the seller, the lease has 175 years remaining. The current annual ground rent is £9.96, and the annual service charge is £2,520. Your solicitor will verify these details during the conveyancing process.

#### **Details:**

##### **Entrance Hall**

**Lounge/Diner** 18'7" x 10'5" (5.66m x 3.18m)

**Kitchen** 10'8" x 6'9" (3.25m x 2.06m)

**Bedroom 1** 12' x 9'8" (3.66m x 2.95m)

**Bedroom 2** 12' x 6'9" (3.66m x 2.06m)

**Bathroom** 6'11" x 7'2" (2.1m x 2.18m)

**EPC Rating:** D

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

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

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



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

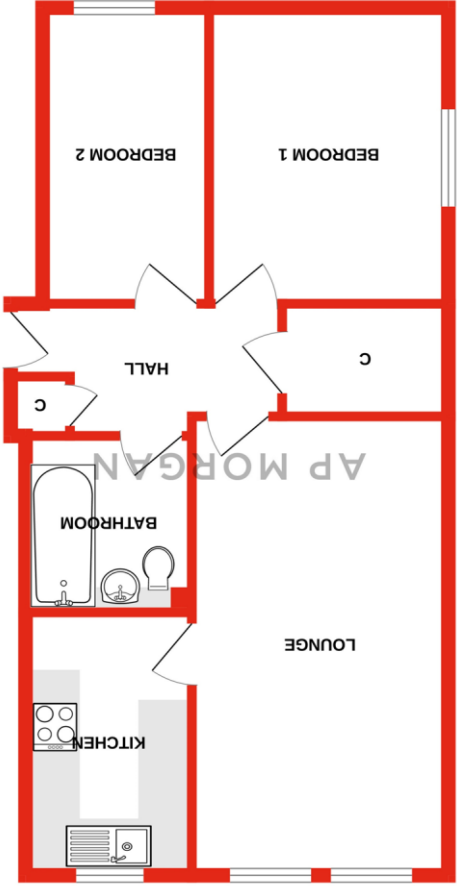
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FIRST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 596 sq.ft. (55.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the layout 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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