



AP MORGAN

Victoria Crescent, Shirley, Solihull
Asking Price £210,000

Features:

- Second floor apartment
- Two bedrooms
- Modern design
- Resident parking
- Well-appointed kitchen
- Excellent location

Description:

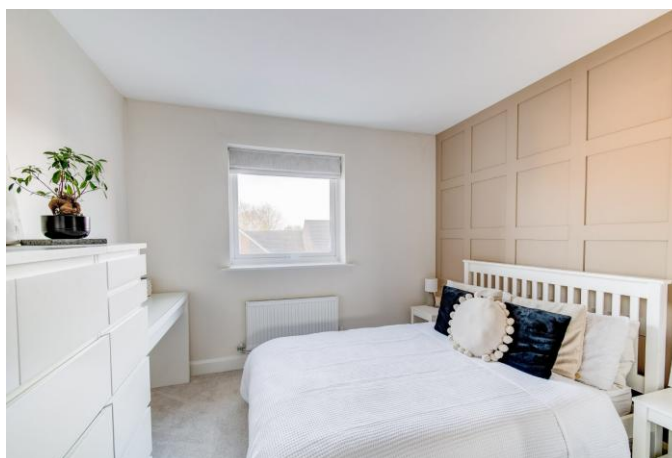
Located on a cul-de-sac road, this stunning two-bedroom, second floor flat offers beautifully presented rooms with a spacious and inviting Kitchen/Living Room/Diner. Within easy reach of the Parkgate development and Shirley high street, excellent shopping and amenities are immediately available.

Access to the building is via a secure door with electronic intercom system. A communal stairway leads up to the apartment. Parking is provided for residents in a car park behind the property.

Upon entering, you are welcomed into an entrance hall leading to all rooms, and an integrated storage cupboard. The bathroom is a well-sized space, providing a basin, WC, and bath with mains shower above. Bedroom One, the main bedroom, is a bright and spacious double room with an integrated wardrobe and plenty of room for additional furnishings. Bedroom Two is a well-proportioned single room, currently used as a home office and also ideal for a nursery or child's bedroom.

The main living space presents an expansive living area with a charming Juliet balcony and ample room for arranging furniture, including space for a dining table. Windows on three aspects fill the room with natural light. The kitchen area is a generous space with an integrated gas hob and electric oven, double sink, and plentiful cupboard and counter space.

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 an approximately 7-mile drive. Solihull town centre, with the renowned Touchwood Development, also offers a fantastic shopping experience along with numerous options for dining and entertainment.

Details:

Entrance Hall

Bathroom 7'5"x6'4" (2.26mx1.93m)

Bedroom One 14'8"x9'11" (4.47mx3.02m) Max.

Bedroom Two 11'x5'8" (3.35mx1.73m)

Kitchen/Dining/Living Room 25'8"x12'3" (7.82mx3.73m) Max.



EPC Rating: B

Council Tax Band: C (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

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.

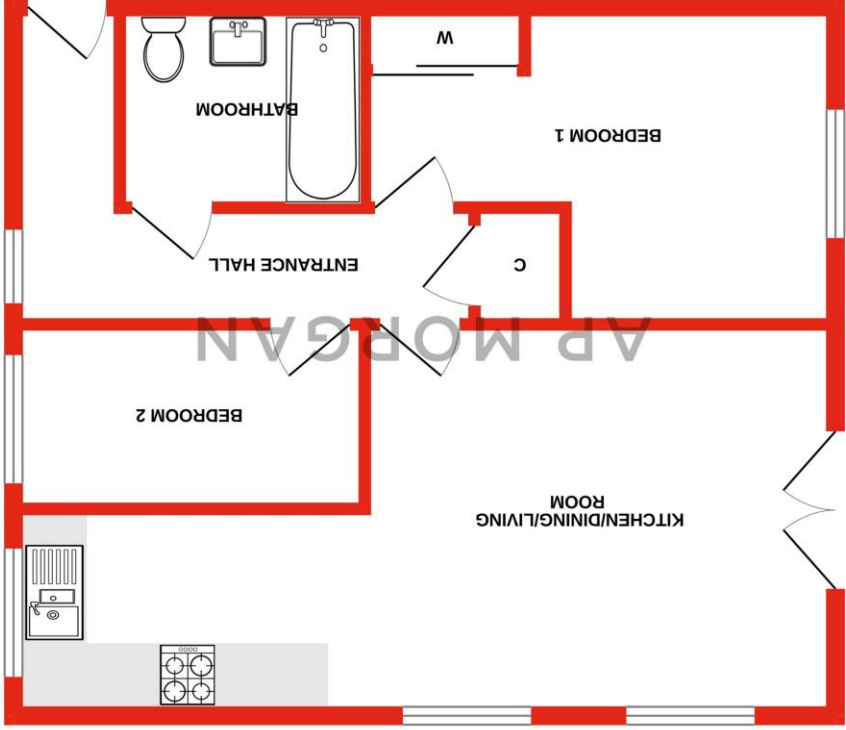
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cubere removals.co.uk, to arrange a survey.

GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and 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 service, systems and appliances shown have not been installed and no guarantee as to their operability or efficiency can be given.
Made with Metropax v2025

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.