

AP MORGAN



Stratford Road, Sir Robert Peel Court, Solihull
Asking Price £240,000

Features:

- Superbly Presented Second-Floor Apartment
- Modern Development Constructed Approximately Four Years Ago
- Allocated Secure Parking Space
- Spacious And Well-Proportioned Accommodation
- Contemporary Fully Integrated Kitchen
- Modern Fully Tiled Bathroom
- Gas Central Heating and Quality LVT Flooring
- Convenient Shirley Location Close to Amenities and Transport Links

Description:

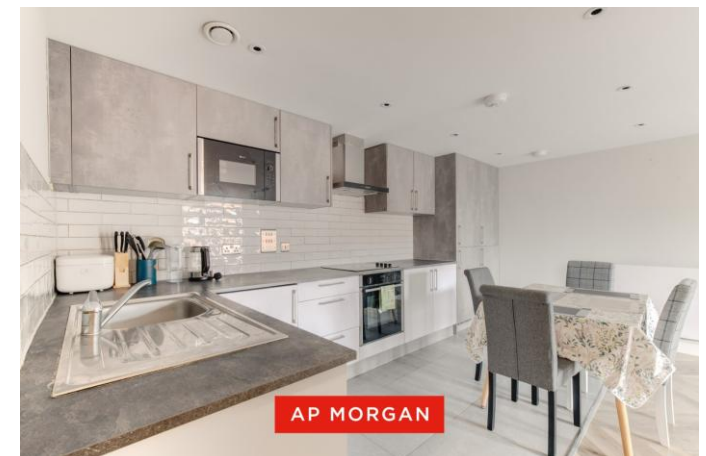
Situated in a highly convenient and sought-after location in the heart of Shirley, this superbly presented second-floor apartment offers stylish and spacious accommodation within a modern development, benefitting from an allocated secure parking space. Ideally positioned behind a service road off the Stratford Road, the property enjoys easy access to a wide range of local amenities, excellent transport links, and nearby Solihull town centre.

Shirley offers an excellent selection of shops, supermarkets, cafés, restaurants, and retail facilities, together with regular bus routes providing direct access into Birmingham City Centre and Solihull. The property is also well placed for commuters, with convenient access to the M42 motorway network and surrounding business parks including Cranmore, Widney, Monkspath, and Solihull Business Parks.

The property is also within Tudor Grange School catchment and walking distance to local primary schools/Nurseries.

Constructed approximately four years ago to a high specification throughout, the apartment benefits from contemporary finishes including a fully integrated kitchen, quality LVT flooring, gas central heating, and a modern fully tiled bathroom. The well-proportioned accommodation offers bright and comfortable living space ideally suited to first-time buyers, professionals, or investors alike.

Viewing is highly recommended to fully appreciate the quality, location, and accommodation on offer.



Details:

Hallway

Open Plan Living 22'2" x 15'4" (6.76m x 4.67m) Both Max

Bedroom 1 15'2" x 8'2" (4.62m x 2.5m)

Bedroom 2 14'7" x 7'2" (4.45m x 2.18m)

Bathroom 7'10" x 6'2" (2.4m x 1.88m)

Balcony

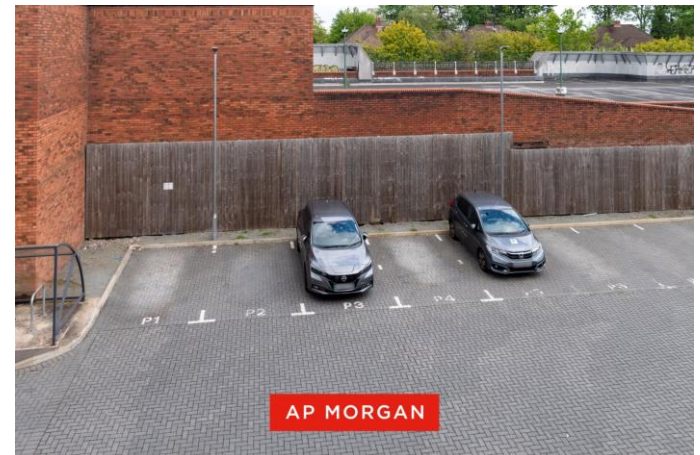


EPC Rating: B

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?

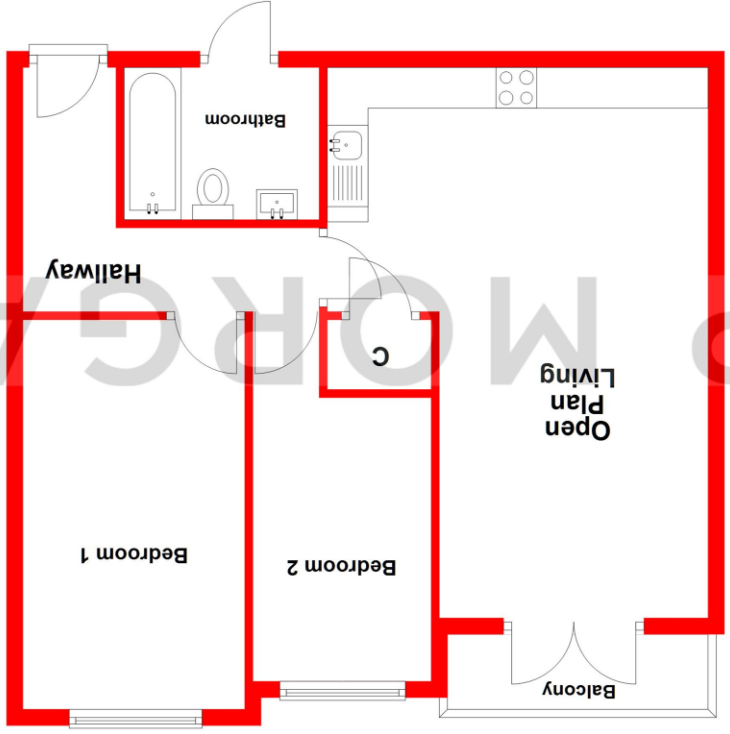
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Second Floor
Approx. 60.2 sq. metres (647.6 sq. feet)
(excluding Balcony)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Plan produced using PlanUp.

Total area: approx. 60.2 sq. metres (647.6 sq. feet)

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