

An aerial photograph of a large, two-story red brick building with a complex roofline featuring multiple gables and dormers. The central entrance is a prominent curved glass structure. To the left, a black Mini Cooper is parked in a paved lot. To the right, there is a landscaped area with green trees and a path. In the background, other brick buildings and more trees are visible under a clear sky.

AP MORGAN

Stratford Road, Solihull
Offers in excess of £275,000

Features:

- Two-Bedroom First Floor Apartment
- Beautiful Views Over the Warwickshire Countryside
- No Neighbouring Properties Above, Below or on Three Sides
- Spacious Living Room
- Generous Kitchen/Diner
- Principal Bedroom with En-Suite Shower Room
- Well-Maintained Communal Gardens
- Excellent Transport Links & Highly Regarded Solihull Schools

Description:

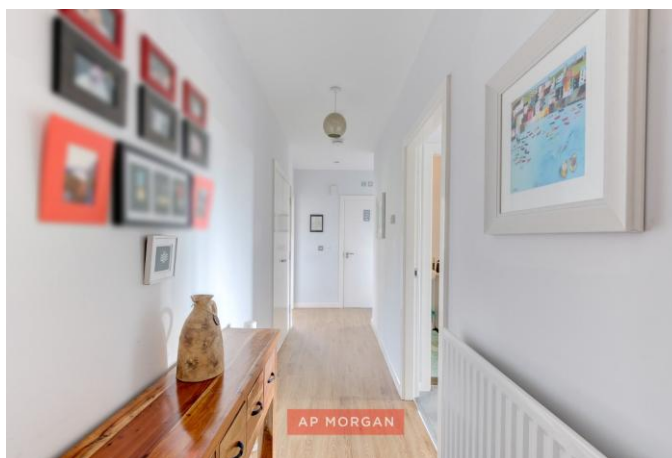
Situated in a beautiful and peaceful setting with far-reaching views over the Warwickshire countryside, this immaculately presented two-bedroom first floor apartment offers a rare opportunity to enjoy privacy, space, and convenience in equal measure. Occupying an enviable position with no neighbouring properties above, below, or on three sides, the apartment provides an exceptionally quiet and secluded living environment. Further benefits include a spacious living room, a generous kitchen/diner, a principal bedroom with en-suite shower room, and well-maintained communal gardens.

Approach

The property is accessed via a secure communal entrance with stairs rising to the first floor. A private entrance door opens into a welcoming hallway with useful storage cupboards.

Once Inside

The accommodation briefly comprises a spacious and light-filled dual-aspect living room enjoying delightful countryside views, a well-appointed kitchen/diner fully fitted with Zanussi and Electrolux built-in appliances, offering ample space for cooking and entertaining, a generous principal bedroom with fitted wardrobes and an en-suite shower room, a second double bedroom with fitted wardrobes, and a modern family bathroom supplied by Porcelanosa.



Outside

The property benefits from attractive and well-maintained communal gardens, providing a pleasant outdoor space to enjoy. The peaceful setting offers direct access to the Warwickshire countryside, ideal for scenic walks and outdoor pursuits. Additionally, there are two allocated parking spaces.

Conveniently located close to a range of local shops, restaurants, and everyday amenities, the property is also well placed for excellent transport links and highly regarded Solihull schools, making it an ideal home for professionals, downsizers, or those seeking a tranquil lifestyle without compromising on convenience.

Details:

Hallway

Living Room 14'6" x 14'2" (4.42m x 4.32m)

Kitchen/Diner 14'10" x 10' (4.52m x 3.05m)

Principal Suite 16'10" x 9'8" (5.13m x 2.95m) Both Max

Ensuite Shower Room 6' x 5'10" (1.83m x 1.78m)

Bedroom 2 16'6" x 8'9" (5.03m x 2.67m)

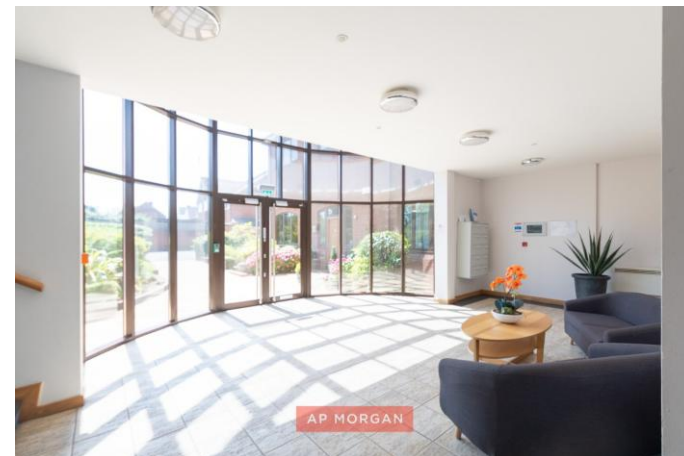
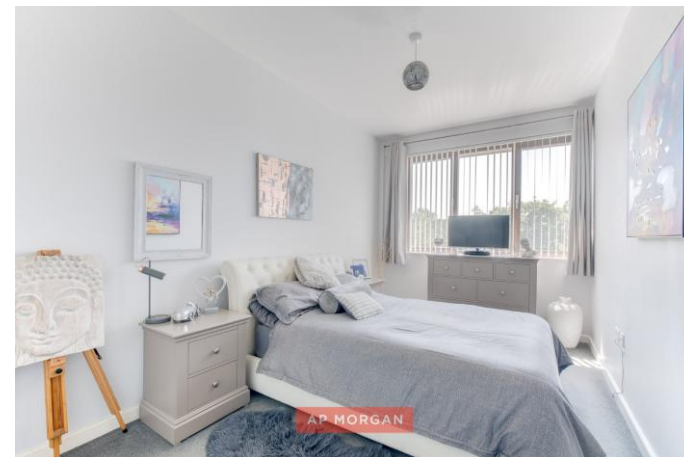
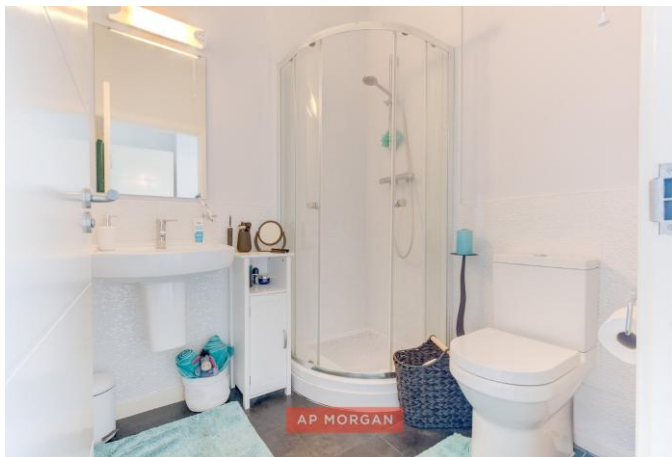
Bathroom 9'3" x 5'6" (2.82m x 1.68m)

EPC Rating: C

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

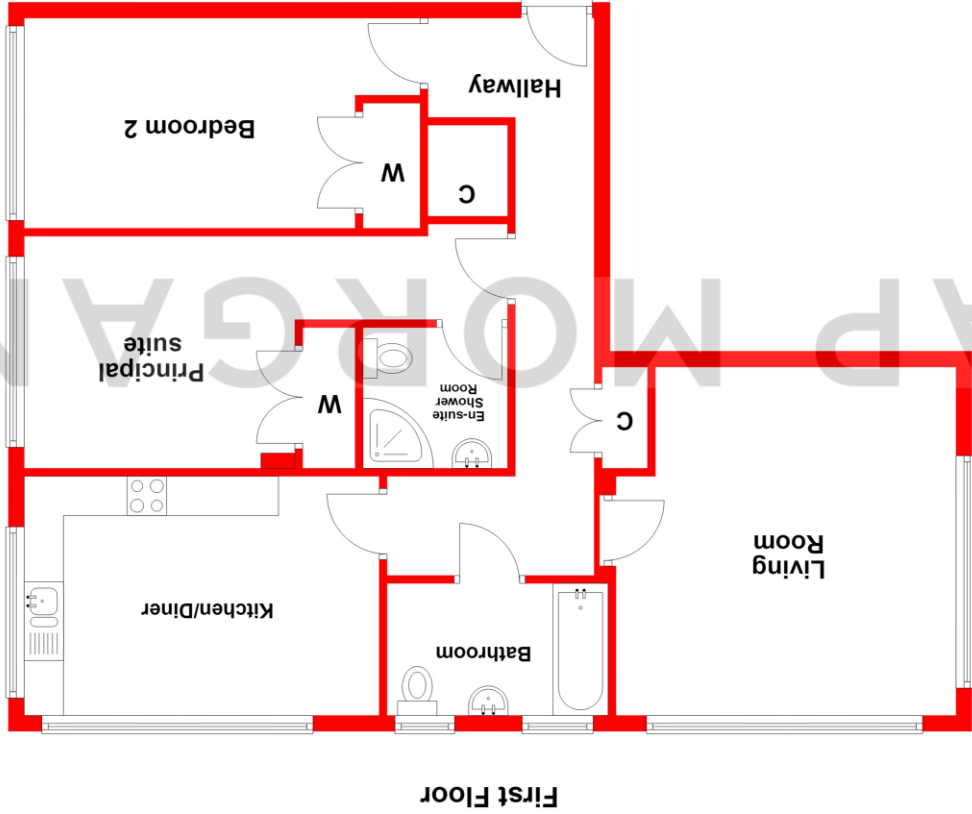
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 84.1 sq. metres (905.4 sq. feet)

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 Planlup.

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.