



Stratford Road, Shirley

Offers Over £225,000





PROPERTY OVERVIEW

This immaculately presented first-floor apartment offers a rare opportunity to acquire a two-bedroom property in a prime location without the burthen of an upward chain. Situated within walking distance to all local amenities and shops, this property is ideal for both first-time buyers and investors alike. The apartment boasts a spacious open plan living/dining room with a fully fitted kitchen and access to a private balcony, perfect for enjoying the outdoors. In addition to the well-appointed living space, there are two bedrooms and a modern bathroom, providing comfortable accommodation for residents. Security is paramount with allocated parking available behind a secure electric gate and a reliable intercom system in place for peace of mind. Further enhancing convenience, lift access is provided to all floors within the building. Don't miss out on this opportunity to own a contemporary and conveniently located property - book your viewing today!





PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: C

Tenure: Leasehold

- Two Bedroom First -Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Open Plan Kitchen / Dining / Living Room
- Two Spacious Bedrooms
- Modern Family Bathroom
- Balcony
- Allocated Parking Behind Secure Gates
- Lift Access To All Floors





HALL

KITCHEN/DINING/LIVING ROOM

22' 5" x 15' 4" (6.83m x 4.67m)

BALCONY

BEDROOM ONE

14' 6" x 8' 2" (4.42m x 2.49m)

BEDROOM TWO

10' 5" x 7' 2" (3.18m x 2.18m)

BATHROOM

7' 10" x 6' 0" (2.39m x 1.83m)

TOTAL SQUARE FOOTAGE

60.0 sq.m (646 sq.ft) approx.

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

ALLOCATED PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, all curtains and light fittings, some carpets, CCTV, electric garage door and car charging point

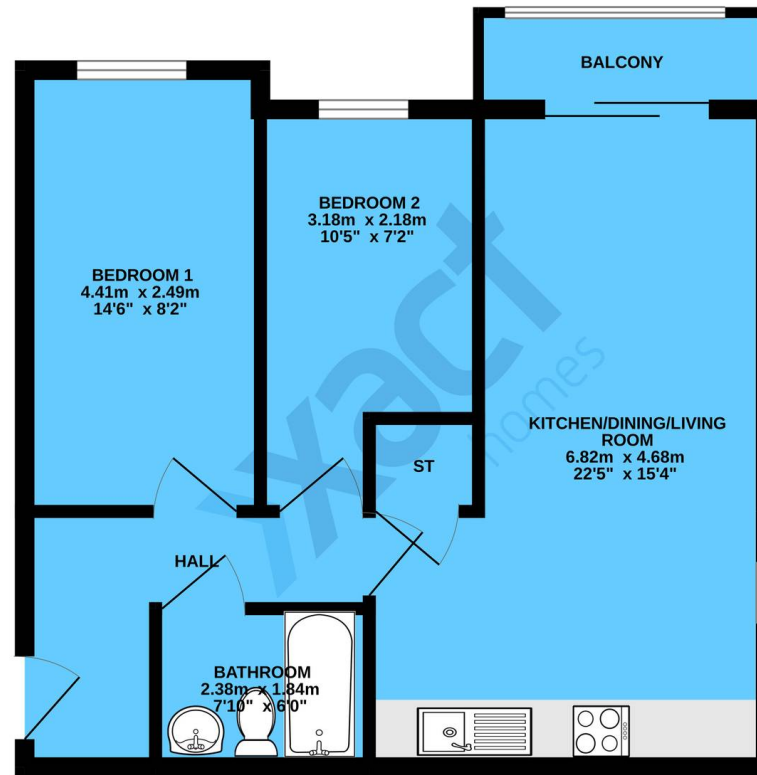
ADDITIONAL INFORMATION

Services - water meter, mains gas and electricity.
Service charge - £1,600 pa. Ground rent - £100 pa.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FIRST FLOOR



TOTAL FLOOR AREA : 60.0 sq.m. (646 sq.ft.) approx.

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.
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