



# Old Hall Gardens, Shirley

Guide Price £250,000





## PROPERTY OVERVIEW

Nestled within a secure gated development, this well-presented three bedroom duplex apartment offers a harmonious blend of style and functionality. Positioned on the first floor and boasting its own private entrance, this property caters to a diverse range of buyers, whether you are a first-time buyer looking to step onto the property ladder, an astute investor seeking a lucrative opportunity, or a downsizer in pursuit of a convenient and low-maintenance abode.

Upon entry, an entrance hallway leads to the main living area, where a delightful open-plan kitchen, dining, and family room awaits. The modern kitchen boasts fully integrated appliances and seamlessly flows into the dining space. French doors open onto a charming Juliet balcony, inviting an abundance of natural light to grace the interiors.



The first floor hosts two bedrooms, including a generously proportioned double bedroom complete with fitted wardrobes, alongside a versatile single bedroom currently utilised as a home office. A well-appointed family bathroom services these rooms, ensuring convenience and practicality.

Ascending to the upper level, residents will discover the pièce de résistance - a bright and spacious principal bedroom featuring an ensuite shower room and ample storage solutions. This retreat offers a peaceful sanctuary, perfect for unwinding after a long day.



To complete this enticing offering, an allocated parking space is conveniently situated behind the secure gated entrance, providing added peace of mind and ease of access for residents and visitors alike, with the added benefit of delightful communal gardens.

Ideally located within a sought-after residential enclave, this duplex apartment presents a unique opportunity to experience contemporary urban living at its finest. With its versatile layout, modern comforts, and secure setting, this property is the epitome of stylish and convenient living. Book a viewing today to secure your place in this desirable residence.

#### 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: D

Tenure: Leasehold





- Three Bedroom Duplex Apartment
- Ideal For First-Time Buyers, Investors Or Downsizers
- Immaculately Presented Throughout
- Delightful Open Plan Kitchen / Dining / Family Room
- French Doors With Juliet Balcony
- Three Versatile Bedrooms
- Family Bathroom & Ensuite
- Secure Gated Entrance With Allocated Parking For Residents & Visitors
- Delightful Communal Gardens



**ENTRANCE HALLWAY**

**KITCHEN / DINING / FAMILY ROOM**

23' 7" x 13' 11" (7.20m x 4.25m)

**BEDROOM TWO**

14' 5" x 11' 4" (4.40m x 3.45m)

**BEDROOM THREE**

10' 8" x 7' 10" (3.25m x 2.40m)

**BATHROOM**

6' 7" x 5' 11" (2.00m x 1.80m)

**SECOND FLOOR**

**PRINCIPAL BEDROOM**

11' 10" x 9' 6" (3.60m x 2.90m)

**ENSUITE**

5' 11" x 4' 11" (1.80m x 1.50m)

**TOTAL SQUARE FOOTAGE**

84.6 sq.m (911 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**SECURE GATED ALLOCATED PARKING SPACE**

**VISITOR PARKING**

**COMMUNAL GARDENS**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, microwave, fridge/freezer, dishwasher, washing machine, some carpets, all blinds and some light fittings.

#### **ADDITIONAL INFORMATION**

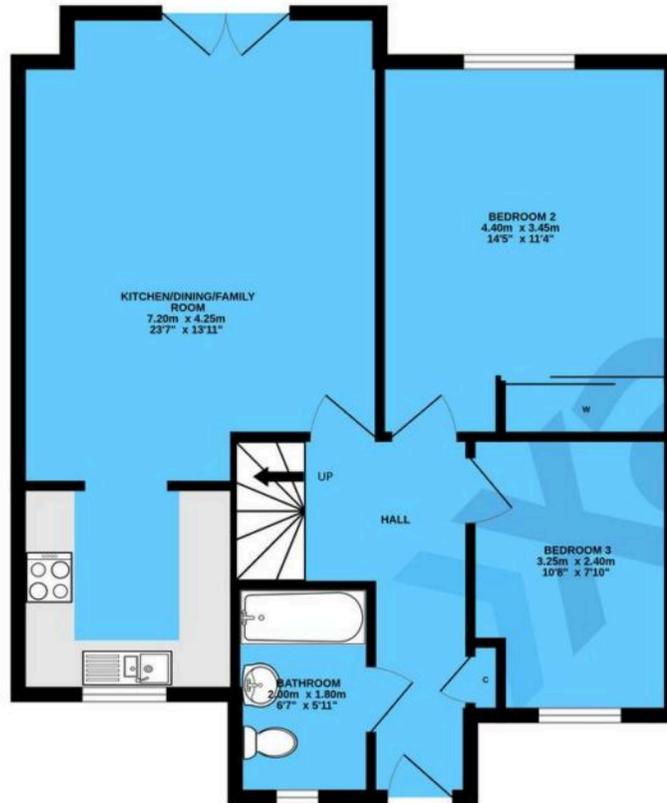
Services - direct mains water (with water meter), sewers and electricity. Broadband - cable. Service charge - £1,884.00 pa. Ground rent - £312.29 pa.

#### **INFORMATION FOR POTENTIAL BUYERS**

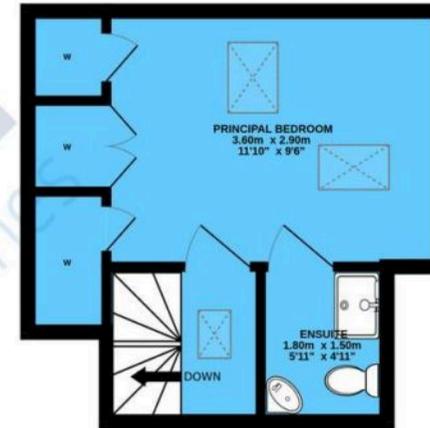
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 84.6 sq.m. (911 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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