



Elm Road, Shirley

Guide Price £215,000







## PROPERTY OVERVIEW

Nestled in a peaceful cul-de-sac, this immaculately presented two-bedroom apartment offers an ideal opportunity for first-time buyers or investors. The property is conveniently situated just a short distance from a plethora of local amenities. Upon entering, a generously sized hallway provides ample storage, leading to a bright and airy open plan kitchen/dining and living area. Modern units, integrated appliances, and a Juliet balcony enhance the space, perfect for both relaxation and entertaining. The apartment further boasts two double bedrooms including a principal bedroom with en-suite, a family bathroom, and plentiful storage options throughout, ensuring a comfortable and clutter-free living experience. Additionally, the property benefits from an allocated parking space, adding convenience to this charming abode.



- Immaculately Presented Two Bedroom Apartment
- Set On A Quiet Cul-De-Sac
- Ideal For First-Time Buyers Or Investors
- Open Plan Kitchen / Dining & Living Area
- Two Double Bedrooms
- Family Bathroom & En-Suite
- Abundance Of Natural Light Throughout
- Lift Access To All Floors
- Allocated Parking





#### 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

#### HALLWAY

#### KITCHEN/DINING & LIVING AREA

22' 4" x 12' 3" (6.81m x 3.73m)

#### PRINCIPAL BEDROOM

11' 5" x 10' 4" (3.48m x 3.15m)

#### ENSUITE

#### BEDROOM TWO

11' 5" x 8' 7" (3.48m x 2.62m)

#### BATHROOM

#### TOTAL SQUARE FOOTAGE

67.0 sq.m (721 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **ALLOCATED PARKING**

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

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washer/dryer, all carpets, curtains and blinds and some light fittings.

### **ADDITIONAL INFORMATION**

Services – water on a meter, mains electricity and sewers. Broadband – FTTP (fibre to the premises). Service charge – £1,800 pa. Ground rent – TBC.

### **INFORMATION FOR POTENTIAL BUYERS**

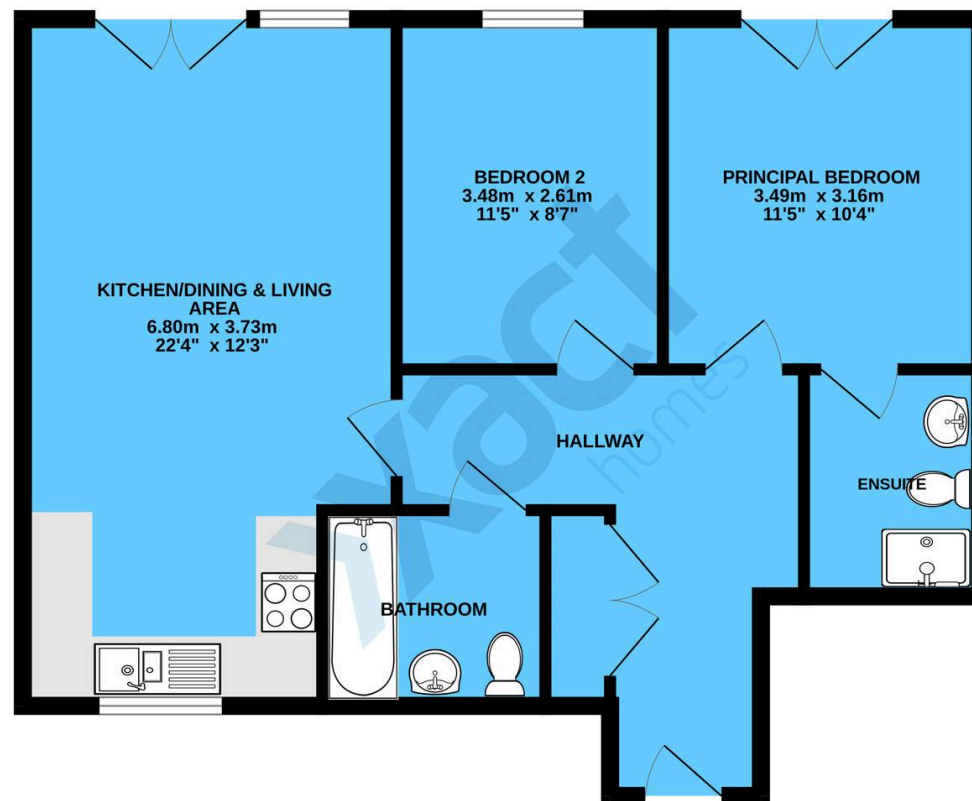
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## APARTMENT



TOTAL FLOOR AREA: 67.0 sq.m. (721 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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# Xact Homes

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