



## Elm Road, Shirley

Offers in Region of £215,000





## PROPERTY OVERVIEW

This beautifully presented two bedroom apartment offers an exceptional opportunity for first-time buyers seeking a stylish and conveniently located home. The property is situated within a block of only six apartments, offering a more secluded and private living environment. Located in a sought-after area close to local amenities and shops, the property benefits from an abundance of natural light throughout, creating a welcoming and comfortable atmosphere.

Upon entering, you are greeted by a spacious entrance hallway (complete with ample storage) that leads into the heart of the apartment. The bright and airy open plan kitchen/living and dining room provides the perfect space for both entertaining and relaxing, with modern fittings and a well-designed layout that maximises both functionality and comfort.

Both bedrooms are generously sized, offering flexibility for use as guest accommodation, a home office, or a nursery, and are served by a well-appointed family bathroom.

The apartment also benefits from allocated parking, ensuring convenience for residents and visitors alike. Residents enjoy access to well maintained communal grounds making the property suitable for a wide range of buyers.

This apartment represents a fantastic opportunity to acquire a modern and spacious home in a prime location, combining practicality with contemporary living. Early viewing is highly recommended to fully appreciate everything this impressive property has to offer.





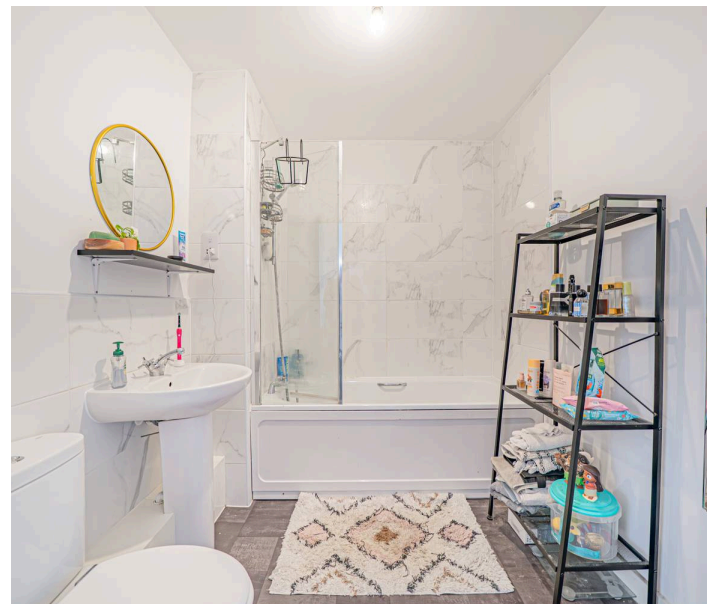
## PROPERTY LOCATION

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
- Situated In A Block Of Only Six Apartments
- Abundance Of Natural Light Throughout
- Great Location Close To All Local Shops & Amenities
- Open Plan Kitchen / Living & Dining Room
- Two Generously Sized & Versatile Bedrooms
- Family Bathroom
- Allocated Parking Space
- Well Maintained Communal Grounds





**ENTRANCE HALLWAY**

**KITCHEN/LIVING & DINING ROOM**

22' 4" x 12' 1" (6.80m x 3.69m)

**BEDROOM ONE**

9' 7" x 10' 10" (2.93m x 3.29m)

**BEDROOM TWO**

11' 2" x 6' 9" (3.41m x 2.06m)

**BATHROOM**

6' 4" x 7' 2" (1.92m x 2.19m)

**TOTAL SQUARE FOOTAGE**

55.0 sq.m (592 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**ALLOCATED PARKING**

**WELL MAINTAINED COMMUNAL GARDENS**



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

Zanussi integrated oven, Bosch integrated hob, Zanussi extractor, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

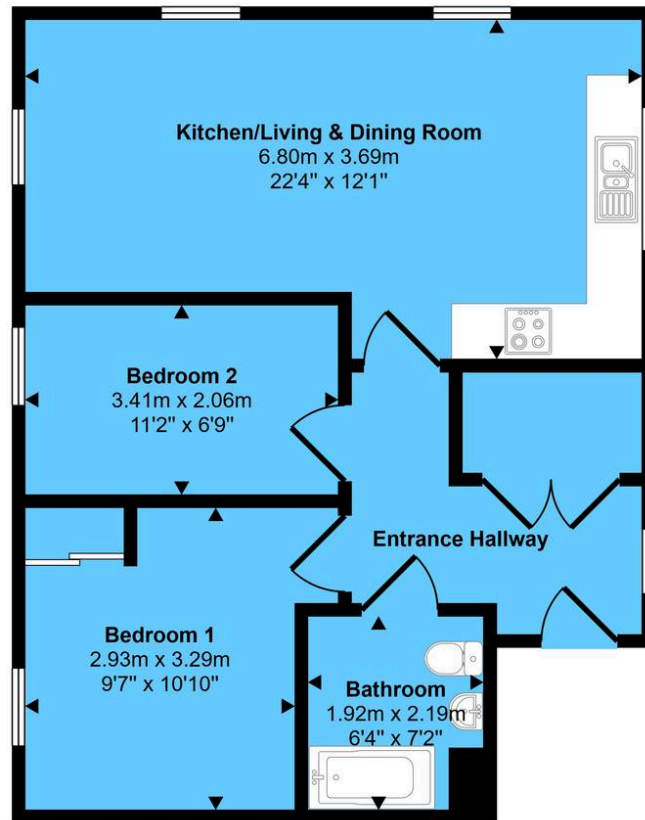
Services - water on a meter, mains electricity and sewers. Broadband - FTTP (fibre to the premises).

Service charge - £1,500 pa. Ground rent - Nil.

#### **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.

Approx Gross Internal Area  
55 sq m / 592 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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