



smarthomes

Wircester Manor

Blossomfield Road, Solihull, B91 1TE

- A Beautifully Presented First Floor Apartment
- One Double Bedroom with Built-In Wardrobes
- Lounge Diner With Juliette Balcony
- Modern Kitchen
- Southerly Facing Communal Gardens
- One Gated Allocated Parking Space

£190,000

EPC Rating 82

Current Council Tax Band B





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



The property is set back from the road behind electronic gates leading through to allocated parking, gardens and entrance with secure intercom system leading through to well maintained communal hallway with lift and stairs leading to this first floor apartment

Private Entrance Hall

8' 8" x 3' 6" (2.64m x 1.07m) With intercom system, wood effect flooring, spot lights to ceiling, coving to ceiling, radiator, useful storage cupboard and doors leading off to



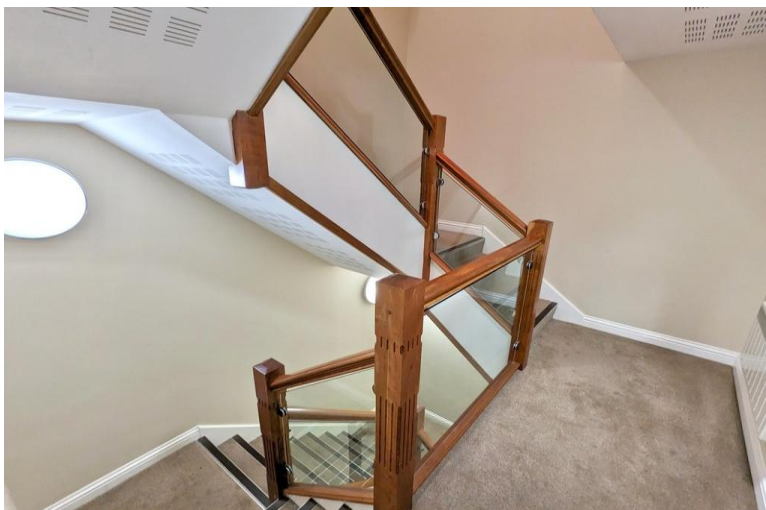
Lounge to Rear

15' 3" x 13' 8" (4.65m x 4.17m) With double glazed window incorporating French doors to Juliette balcony providing views over beautiful communal gardens, spot lights to ceiling, wood effect flooring, radiator, coving to ceiling, wall mounted electric fire and opening into



Modern Kitchen

5' 10" x 9' 9" (1.78m x 2.97m) Being fitted with a range of high gloss wall, drawer and base units incorporating glazed display cabinets and wine rack with complementary Granite effect work surfaces and matching upstands, inset sink with mixer tap, four ring hob with glazed splashback and extractor canopy over, inset electric oven, integrated fridge freezer, space for washing machine, radiator, spot lights to ceiling and tiled flooring



Bedroom One to Rear

13' 8" into wardrobes x 11' 10" (4.17m x 3.61m) With double glazed window to rear, radiator, built-in wardrobes, coving to ceiling and ceiling light point



Shower Room

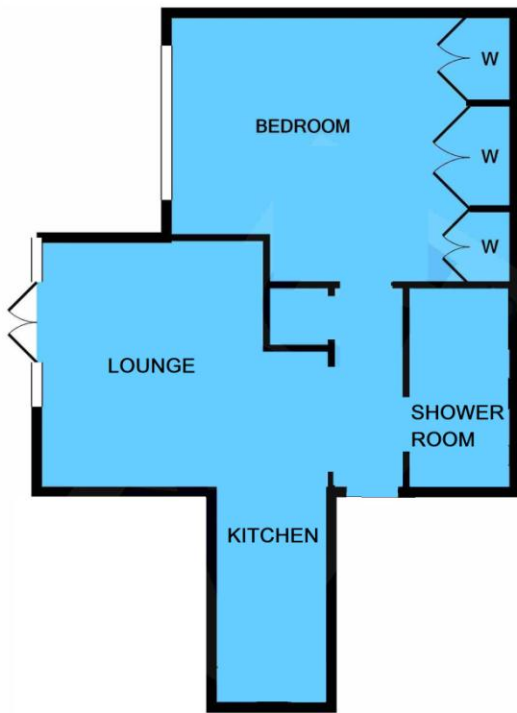
7' 6" x 4' 3" (2.29m x 1.3m) Being fitted with a three piece white suite comprising of; corner shower cubicle with aqua-panelling and thermostatic shower, low flush WC and wall mounted wash hand basin with complementary tiling to floor, ladder style radiator and spot lights to ceiling

Parking

The apartment benefits from one gated allocated parking space.

Tenure

We are advised by the vendor that the property is leasehold with approx. 981 years remaining on the lease, a service charge of approx. £1,352 per annum and no ground rent, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.