



smarthomes

## Consort House, Princes Gate

Homer Road, Solihull

- A Recently Constructed & Very Well Presented Ground Floor Apartment
- Modern Open Plan Lounge/Kitchen
- Double Bedroom & Modern Bathroom
- Central Solihull Location

**Offers Over £190,000**

Current EPC Rating - C

Current Council Tax Band - C

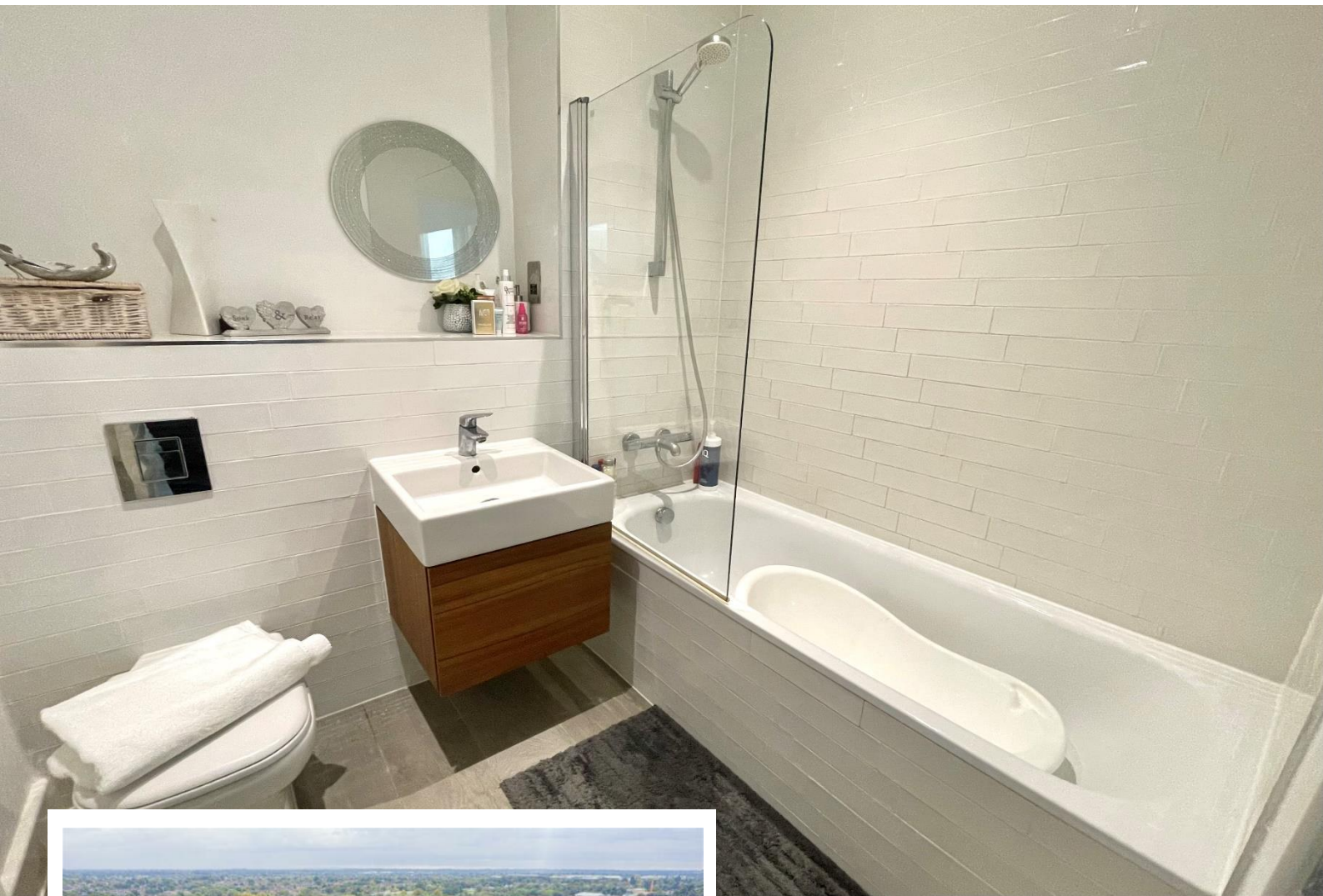




## Property Description

A recently constructed and well presented ground floor apartment in a superb location for Solihull Town Centre & Solihull Train Station with direct routes to London Marylebone. The apartment benefits from one double bedroom, open plan lounge & breakfast kitchen with integrated appliances, contemporary family bathroom, attractive communal areas and a delightful communal garden and seating area

Situated in a sought after and convenient location for many of the amenities in the Solihull area. This highly regarded schooling district is complemented by easy access to Solihull Hospital, Jaguar Land Rover and Solihull Train Station with commuter services to Birmingham City Centre and London Marylebone. Solihull Town Centre offers an excellent choice of shopping facilities including Touchwood and John Lewis Department Store. There is easy road access to the M42 motorway with links to M40, M6 & M5, NEC Arena, Resorts World and Birmingham International Airport & Train Station.



## Rooms & Measurements

Private Entrance Hall

Open Plan Modern Breakfast Kitchen & Lounge  
5.33m x 3.86m (17'6" x 12'8")

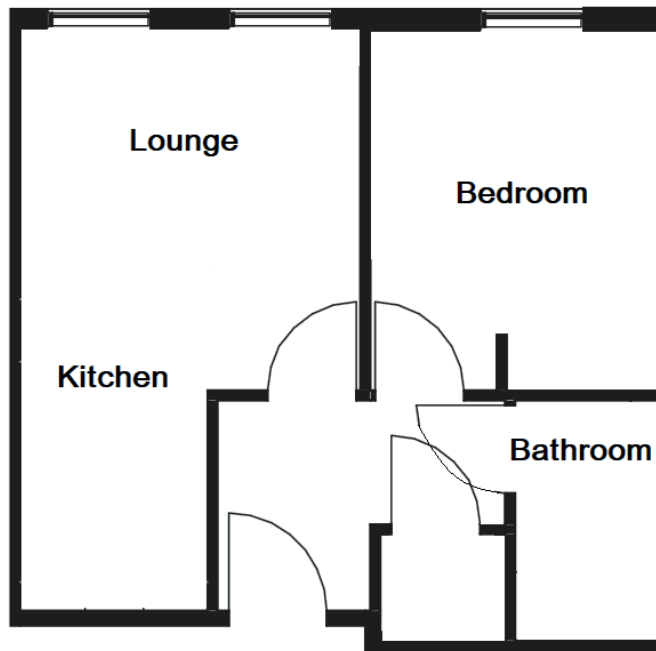
Master Bedroom to Side  
3.35m x 3.23m (11'0" x 10'7")

Modern Family Bathroom

Tenure

We are advised by the vendor that the property is leasehold with approx. 245 years remaining on the lease, a service charge of approx. £1,296 per annum and a ground rent of approx. £180 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor.

Current council tax band – C



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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 are 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.