



smarthomes

## Royal House

Princes Gate, Homer Road, Solihull

- A Beautifully Presented Second Floor Studio Style Apartment
- Open Plan Lounge/Kitchen/Diner
- Bedroom Area
- Modern Shower Room

**Offers Over £190,000**

Current EPC Rating 70 (C)  
Current Council Tax Band B





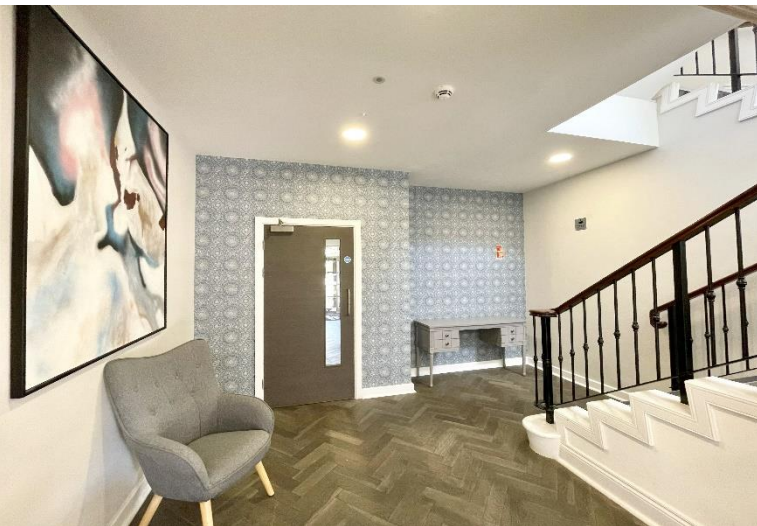
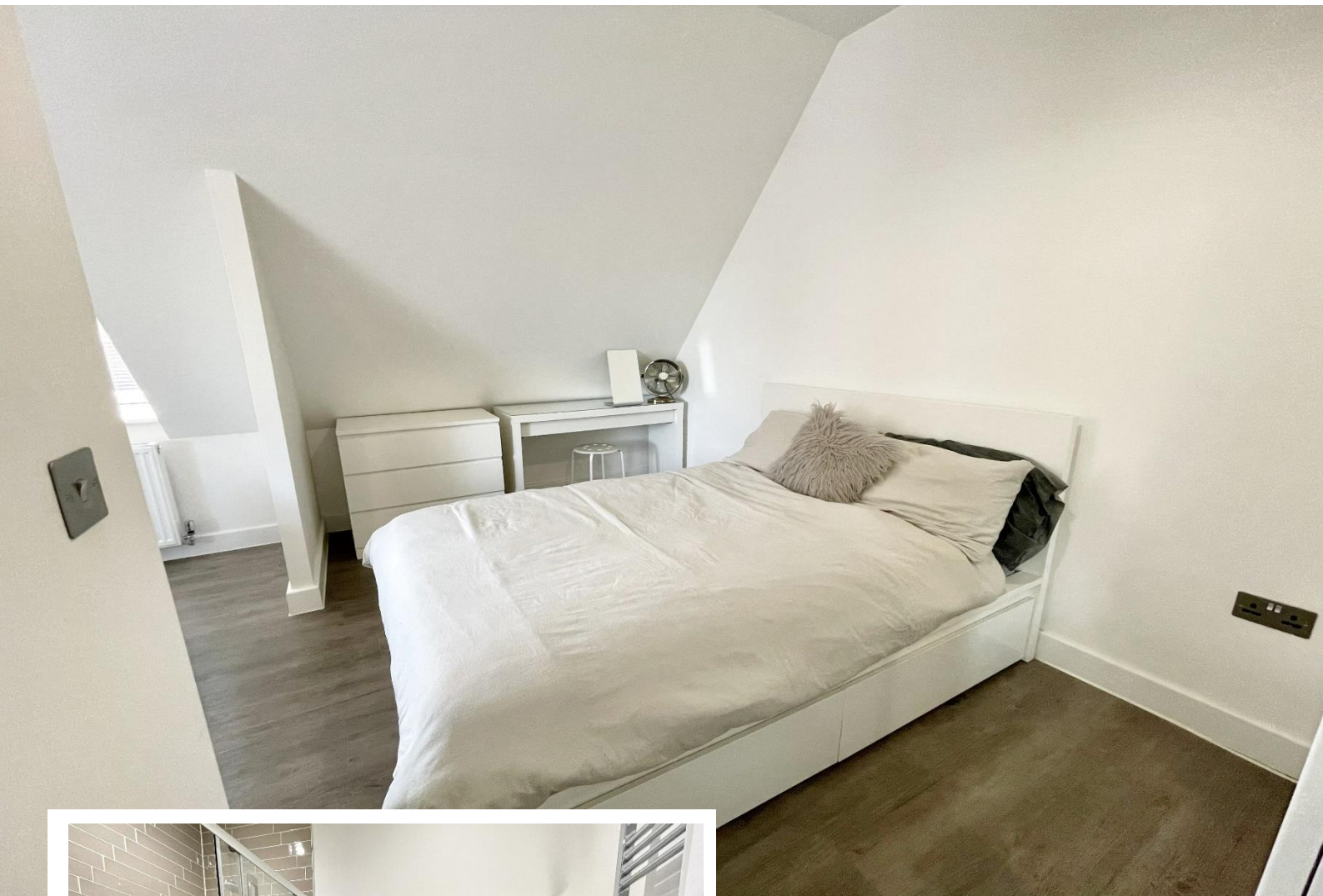


## Property Description

A beautifully presented second floor studio style apartment situated in a most popular development a stones throw from Solihull town centre and train station. Offering accommodation comprising an open plan lounge/kitchen/diner, bedroom area, lovely shower room and an allocated parking space

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.





## Rooms & Measurements

Entrance Hallway

Open Plan Lounge/Kitchen/Diner

Bedroom Area

Modern Shower Room

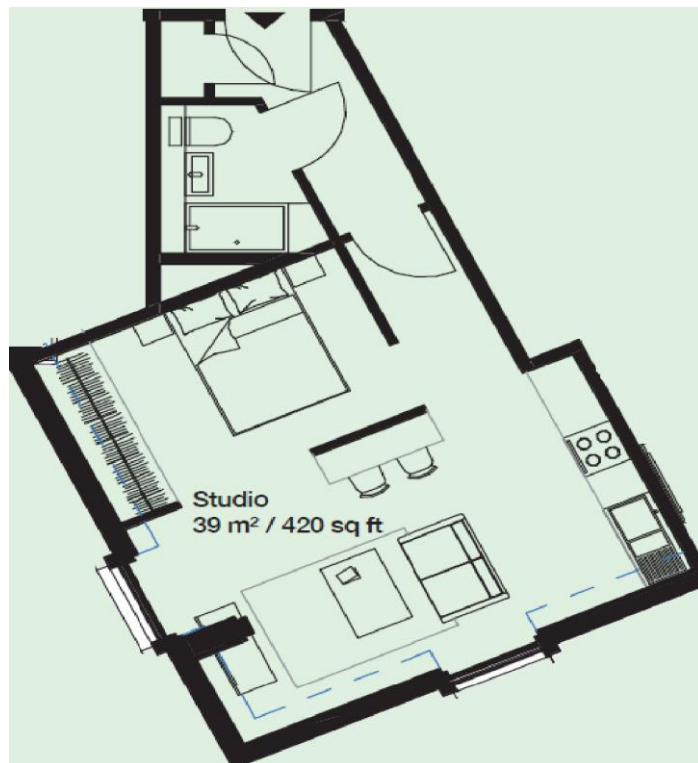
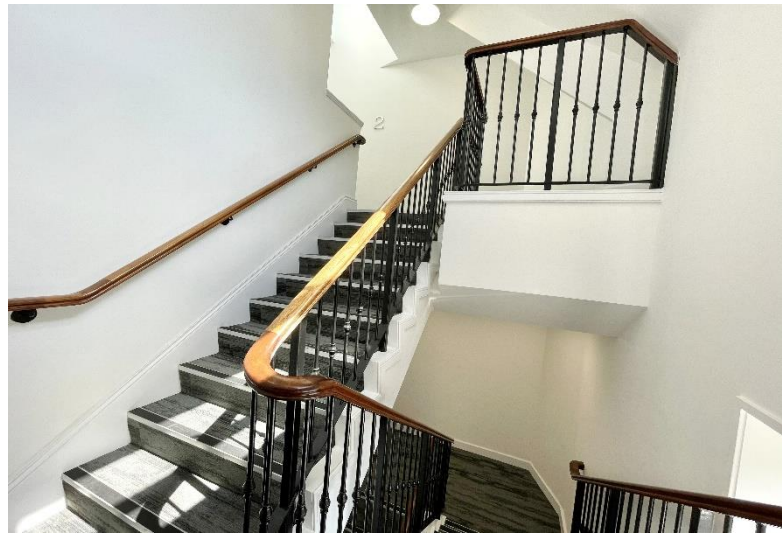
Tenure

We are advised by the vendor that the property is leasehold with approx. 245 years remaining on the lease, a service charge of approx. £1,282.48 per annum and a ground rent of approx. £200 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 – B





316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.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 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.