



smarthomes

Broadoaks, Streetsbrook Road

Solihull, B91 1QY

- A Recently Constructed First Floor Apartment
- Double Bedroom
- Open Plan Lounge/Kitchen/Diner
- Modern Bathroom

£200,000

EPC Rating - 63

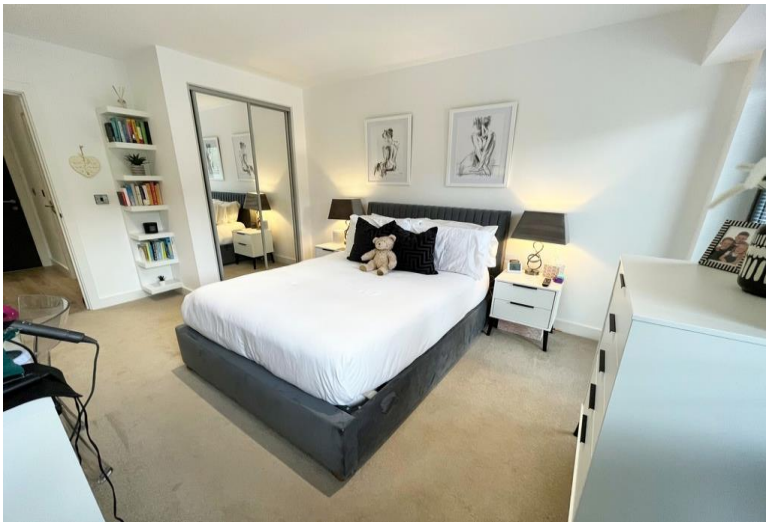
Current Council Tax Band - C





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.



Communal Entrance Hall

Being entered via secure intercom system with stairs and lift rising to all floors

Entrance Hall

With spot lights to ceiling, wood effect flooring, airing cupboard and doors leading off to



Open Plan Living Dining Kitchen

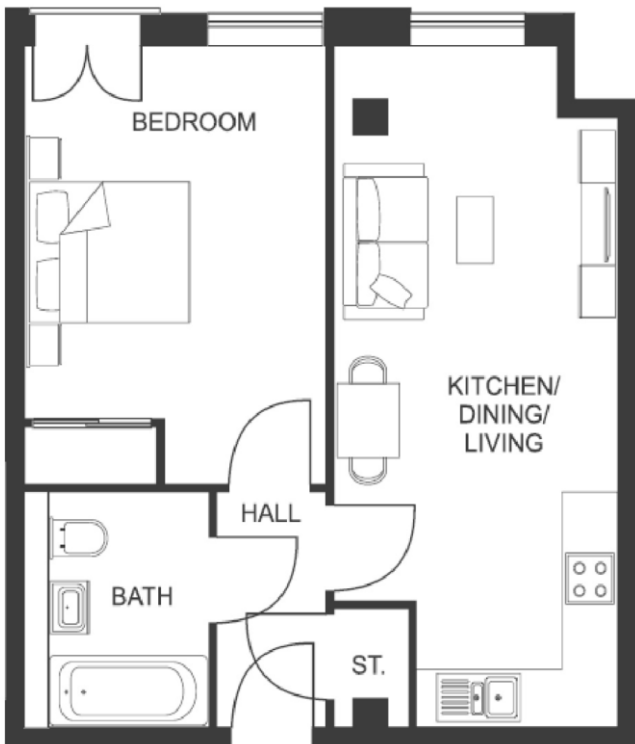
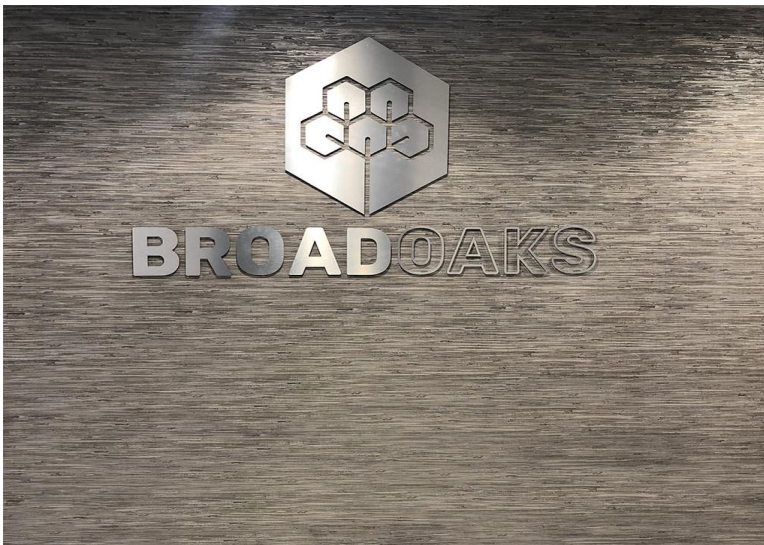
22' 3" x 9' 10" (6.78m x 3m) With wall mounted intercom system, double glazed window, wood effect flooring, spot lights to ceiling and wall mounted electric heater. The kitchen area has been fitted with a range of high gloss handle-less wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring ceramic hob with feature splashback and extractor over, inset electric oven and integrated fridge freezer, dishwasher and washer dryer



Double Bedroom

14' 5" x 10' 5" (4.39m x 3.18m) With double glazed French doors and a double glazed window, spot lights to ceiling, wall mounted electric heater, built-in shelving and built-in double wardrobe with mirrored doors





Modern Bathroom

Being fitted with a three piece white suite comprising panelled bath with rainfall shower over, further handheld shower attachment and glazed screen, floating W.C with built-in cistern and wall mounted flush and floating vanity wash hand basin. Complementary tiling to walls and floor, heated ladder style towel rail, extractor unit, mirrored wall and spot lights to ceiling

Parking

The apartment benefits from one allocated parking space

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. £900 per annum and a ground rent of approx. £200 per annum 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 Vendor. Current council tax band - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	63
(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
Solihull
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 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.