



smarthomes

Royal House

Homer Road, Solihull

- A Beautifully Presented One Bedroom Apartment
- One Double Bedroom
- Open Plan Lounge, Kitchen Diner
- No Upward Chain
- Modern Shower Room
- Allocated Parking

£184,995

Current EPC Rating 69 (C)
Current Council Tax Band B

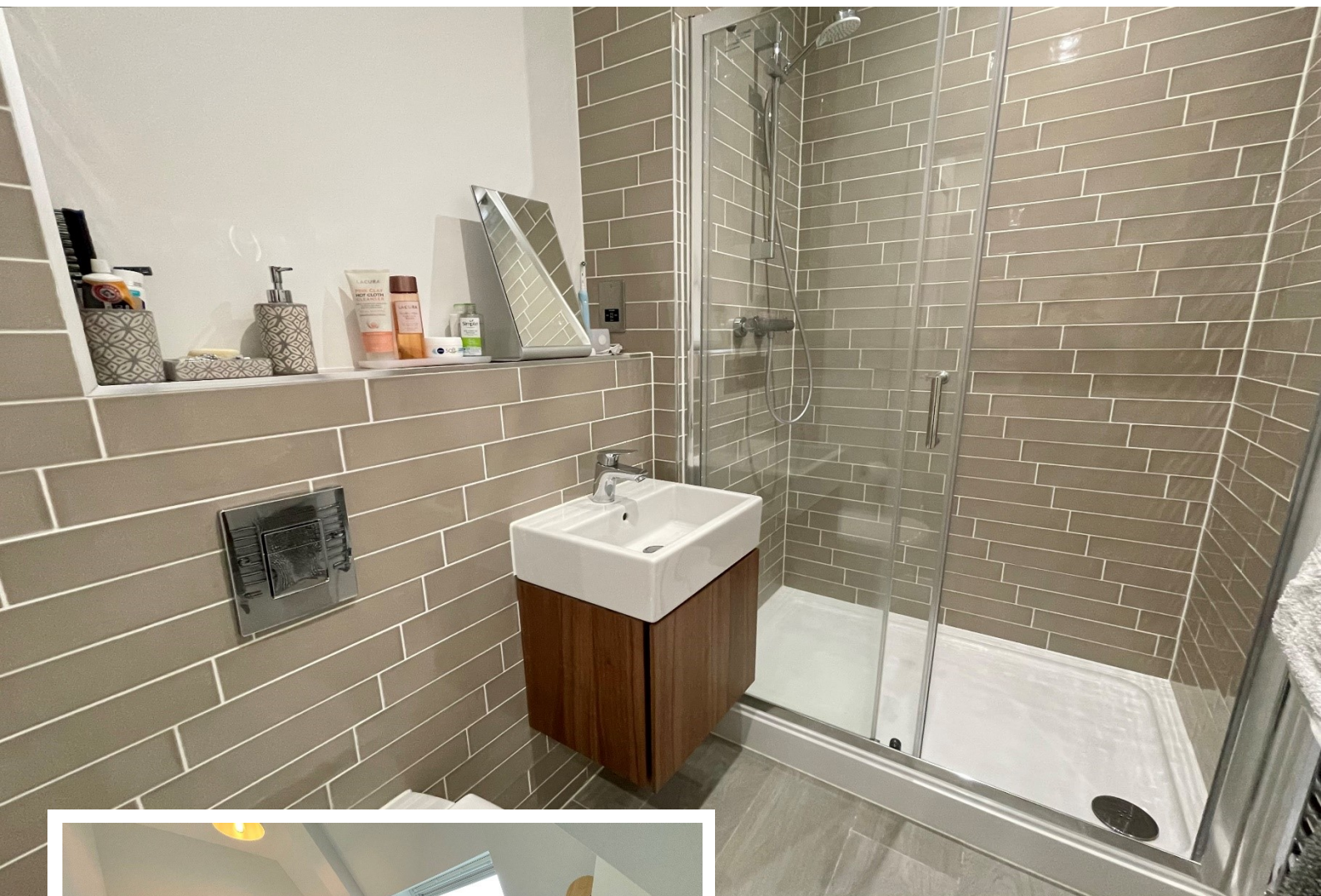




Property Description

Offered for sale with no upward chain, a beautifully presented second floor one bedroom apartment situated in a most popular development a stones throw from Solihull town centre and train station. Open plan lounge/kitchen/diner, double bedroom, modern shower room and 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

Open Plan Lounge/Dining Kitchen
4.37m x 2.95m (14'4" x 9'8")

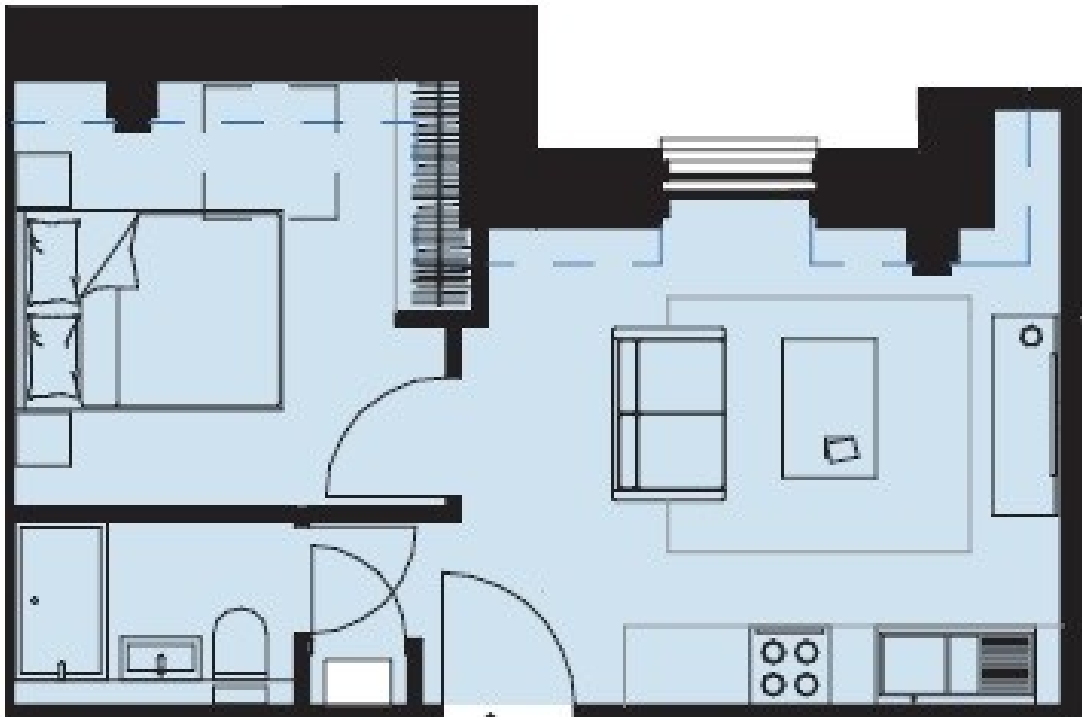
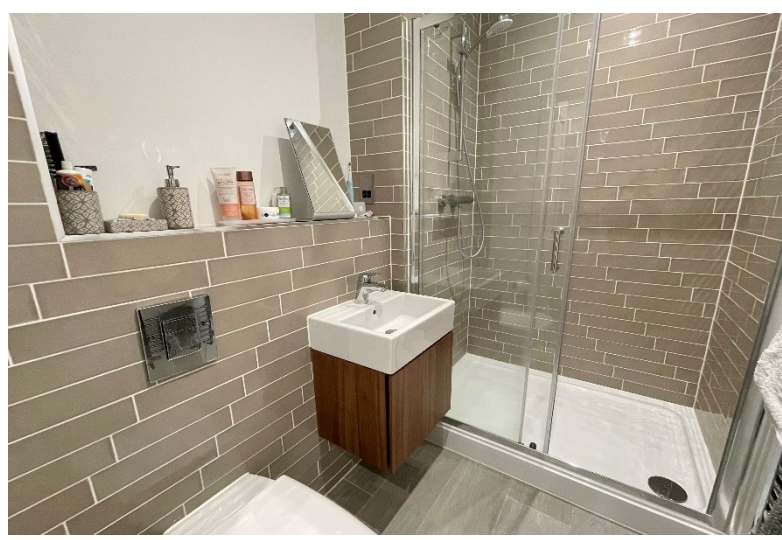
Double Bedroom
3.07m x 3.35m (10'1" x 11'0")

Modern Shower Room
1.24m x 2.16m (4'1" x 7'1")V12

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. £1,058 per annum and a ground rent of approx. £158 per annum but are awaiting confirmation from the vendor's solicitor. 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
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 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.