



smarthomes

## St James Court

Stratford Road, Shirley, B90 3BL

- An Extremely Well Presented Ground Floor Apartment
- Two Good Size Bedrooms
- Modern En-Suite Shower Room
- Open Plan Lounge/Kitchen/Diner

**£210,000**

EPC Rating - 84

Current Council Tax Band - D







## Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



The property is set back from the road behind a brick built wall with wrought iron fencing leading to a secure entry door leading into a well maintained communal hallway serving just two apartments with tiled flooring and ceiling spot lights. From here a further private front door leads into

### **Entrance Hallway**

With Karndean style flooring with under floor heating, ceiling spot lights and doors leading off to



### **Open Plan Lounge/Kitchen/Diner to Front**

22' 3" max x 13' 1" max (6.8m max x 4m max) Being fitted with a modern range of wall, base and drawer units with a granite work surface over incorporating an inset 1 1/2 bowl sink and drainer with mixer tap over, further incorporating a 4 ring gas hob with feature ceiling mounted extractor hood over. A range of integrated appliances including an eye level oven and microwave, fridge/freezer, washing machine and dishwasher. Feature LED lighting, ceiling spot lights, cupboard housing a wall mounted gas central heating boiler, Karndean style flooring with under floor heating, double glazed French doors with Juliet balcony to front elevation and a further full height double glazed window



### **Bedroom One to Side**

12' 5" max x 8' 10" (3.8m max x 2.7m) With double glazed window to side elevation, ceiling spot lights, under floor heating, fitted mirror fronted wardrobes and door to



### **Modern En-Suite Shower Room**

Being fitted with a modern white suite comprising of a walk in shower, wall mounted wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas and floor with under flooring heating and LED ceiling spot lights





**Bedroom Two to Side**

12' 5" x 6' 10" (3.8m x 2.1m) With double glazed window to side elevation, under floor heating and ceiling spot lights

**Modern Bathroom**

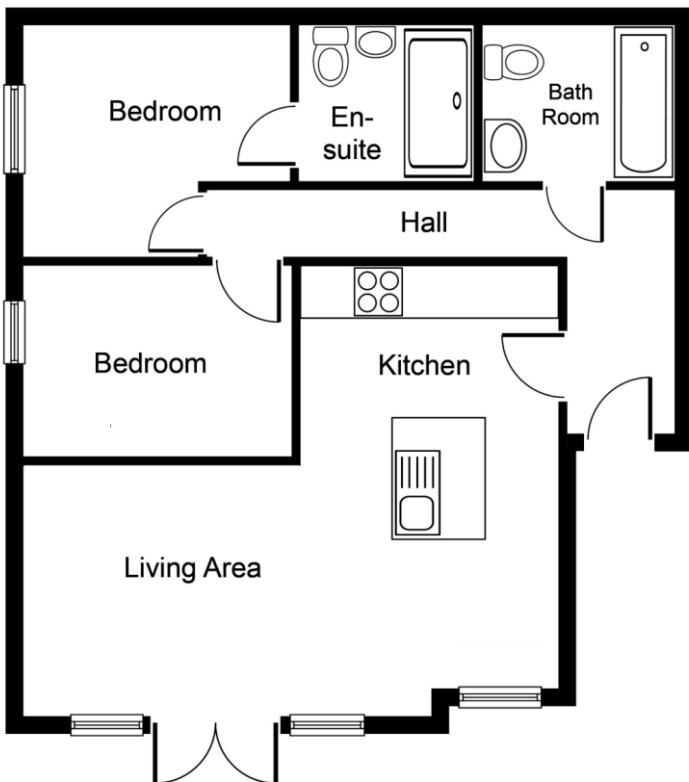
7' 2" x 4' 11" (2.2m x 1.5m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas and floor with under floor heating and LED ceiling spot lights

**External**

The property further benefits from allocated parking behind secure electronic gated

**Tenure**

We are advised by the vendor that the property is leasehold with approx. 115 years remaining on the lease, a service charge of approx. £1,450 per annum and a ground rent of approx. £250 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 - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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.