



smarthomes

Armstrong Court

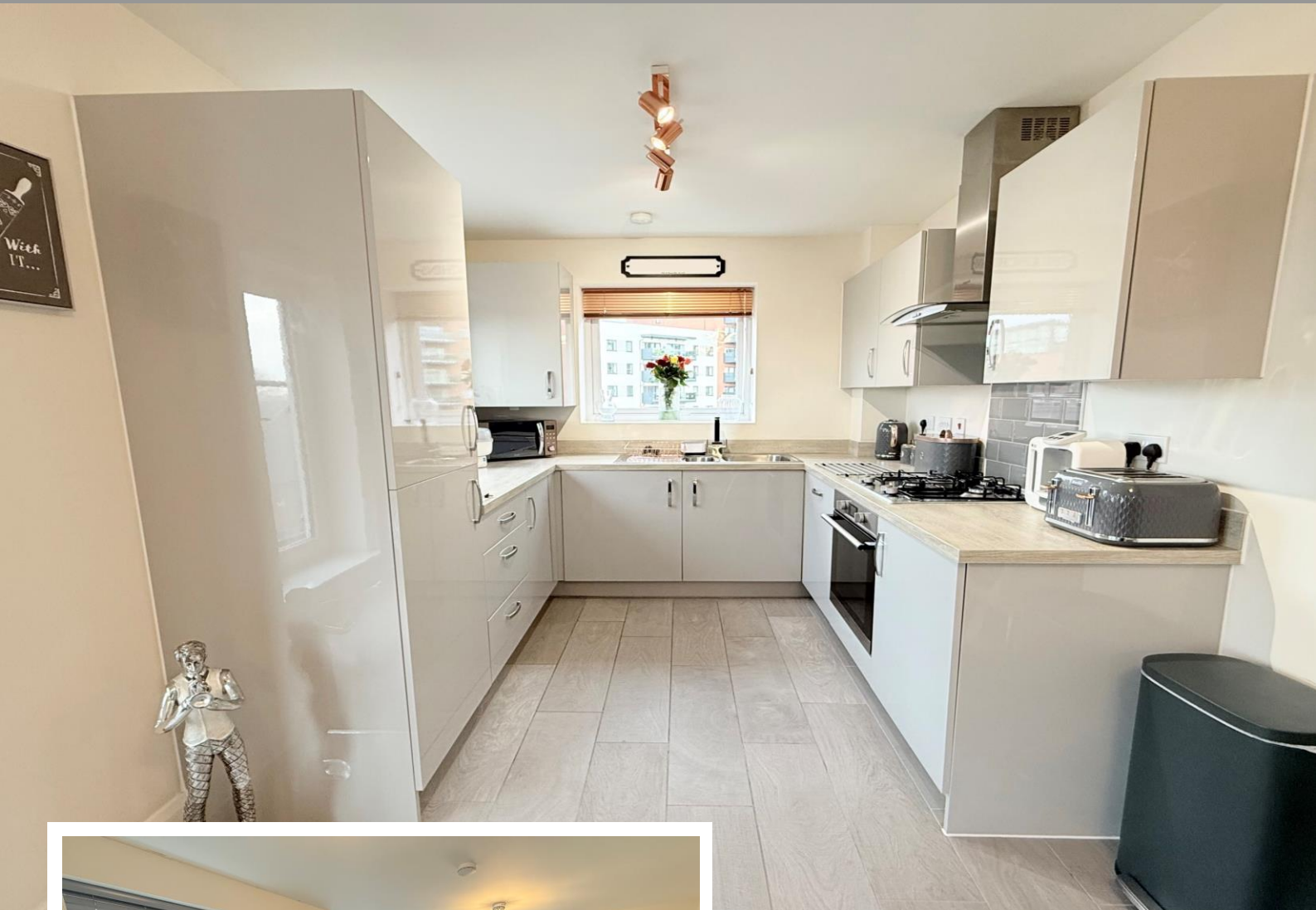
Victoria Crescent, Shirley, Solihull

- A Very Well Presented Two Bedroom Top Floor Apartment
- Modern En-Suite Shower Room & Family Bathroom
- Open Plan Lounge/Kitchen/Diner
- Allocated Parking Space & Visitors Parking

£220,000

Current EPC Rating - B
Current Council Tax Band - C

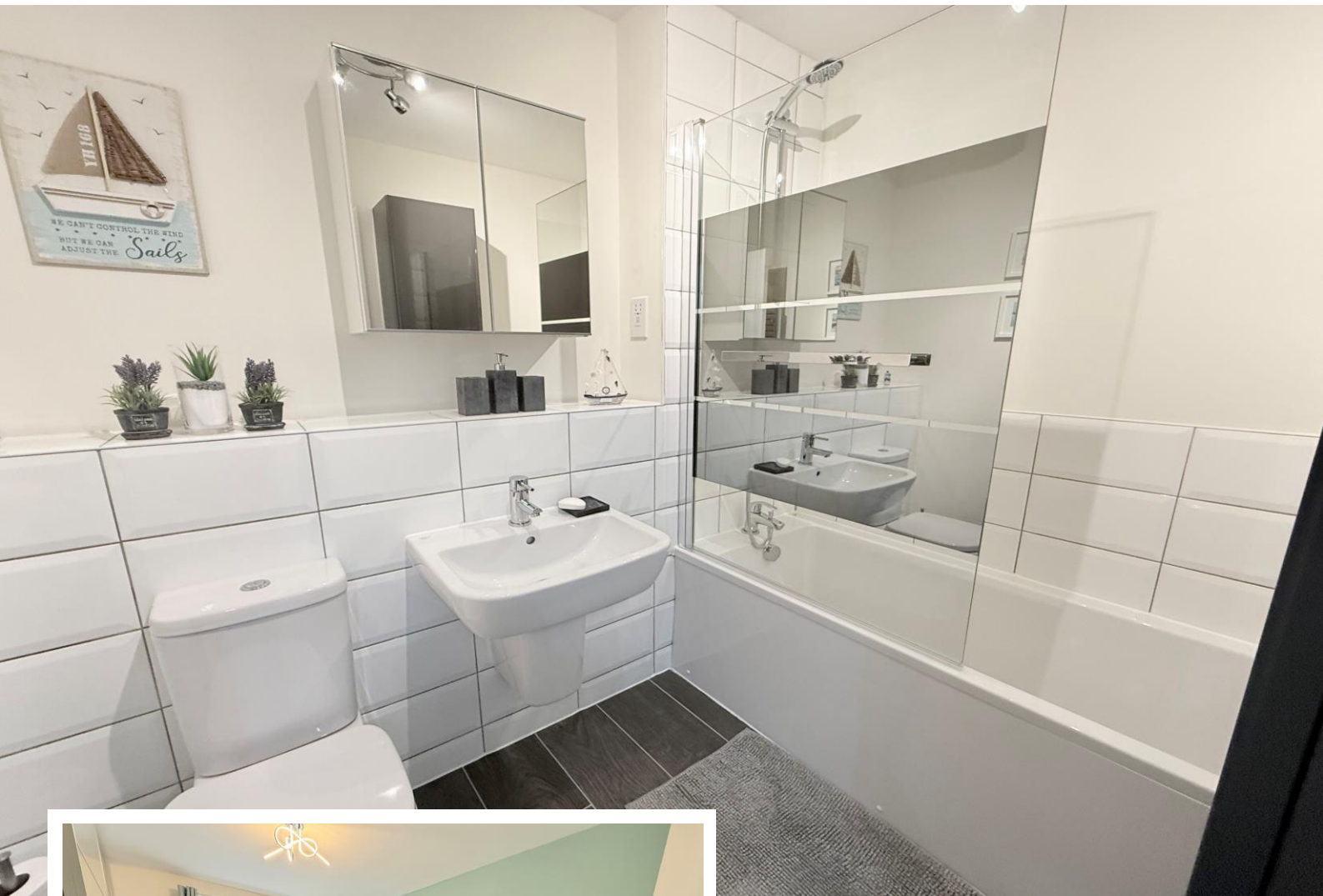




Property Description

A very well presented and spacious top floor apartment situated in a most convenient location offering accommodation comprising open plan lounge/diner and contemporary kitchen, two good size bedrooms, en-suite shower room, modern bathroom, accessible loft space, one allocated parking space, visitors spaces and bike store bike store

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 spoiled 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.



Rooms & Measurements

Open Plan Lounge/Kitchen/Diner 7.77m max x 4.04m max (25'6" max x 13'3" max)

Bedroom One to Side 3.2m x 2.97m (10'6" (min) x 9'9" (max))

En-Suite Shower Room 1.65m x 1.75m (5'5" (max) x 5'9" (max))

Bedroom Two to Side 1.98m x 5.28m (6'5" x 17'3")

Family Bathroom 2.34m x 1.68m (7'8" x 5'6")

Tenure

We are advised by the vendor that the property is leasehold with approx. 120 years remaining on the lease, a service charge of approx. £1,000 per annum and a peppercorn ground rent. 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



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.