



## 35 Royal House, Homer Road, Solihull, B91 3QQ

Offers Over **£230,000**

Step into your new home! This generously sized one-bedroom apartment offers an abundance of space, with well-proportioned rooms and plenty of natural light creating a bright, comfortable living environment. Ideally located in the heart of Solihull, you'll be just moments from shops, restaurants, and a welcoming local community. Offering both space and convenience, this is a home you won't want to miss, **Book your viewing today.**

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Council Tax Band: C

Property Type: Apartment

**Bedrooms: 1 | Bathrooms: 1 | Receptions: 1**

## **Stunning One Bedroom Apartment – Princes Gate, Solihull**

A beautifully presented, light filled one bedroom apartment in the heart of Solihull, offering spacious open plan living, high spec finishes, and one allocated parking space.

Located within Princes Gate—a luxury development by award-winning Elevate Property Group. This modern apartment is ideal for first time buyers, professionals, or investors looking for a premium home in one of the UK's most desirable locations.

### **Property Highlights:**

- Generous open plan living and dining area
- Contemporary kitchen with integrated appliances
- Spacious double bedroom with fitted wardrobes
- Stylish bathroom with modern fittings
- High specification finish throughout
- Allocated parking space
- Secure entry system and lift access

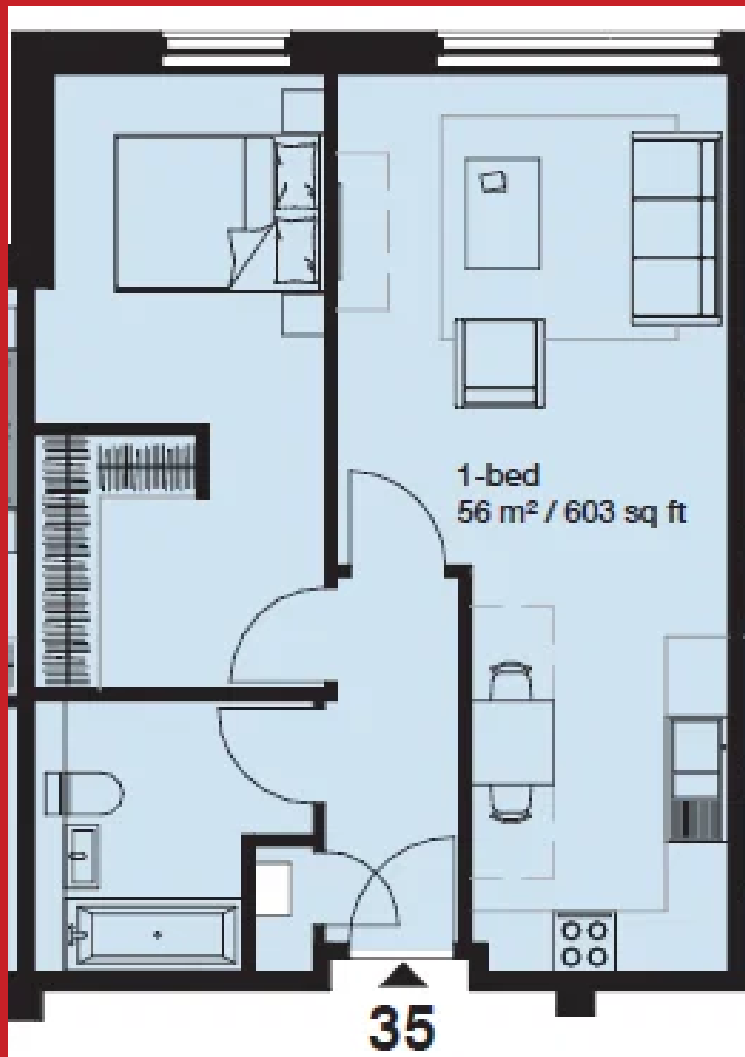
### **Location:**

Situated on Homer Road, this apartment is just a short walk from Solihull town centre, where you'll find a wide range of shops, restaurants, cafes, and leisure facilities. Solihull Station, Birmingham International, and the M42 motorway are all easily accessible, making this an ideal base for commuting.

### **About Princes Gate:**

Princes Gate is a landmark residential development by Elevate Property Group, known for creating high quality, design led homes across the West Midlands. Combining style, practicality, and exceptional craftsmanship, this is a unique opportunity to join a thriving, well connected community.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC

