



## Sir Robert Peel Court, Stratford Road, Shirley

**£210,000**

A well-presented two double bedroom ground floor apartment located at 1 Sir Robert Peel Court in Solihull. This spacious property features an open-plan fully equipped kitchen and a spacious open plan lounge area, offering a bright and modern living space ideal for both relaxing and entertaining. The apartment offers generous storage throughout and a modern bathroom. Being situated on the ground floor, it provides convenient step-free access, making it especially well-suited for those seeking ease of access and comfortable, practical living. Situated in a highly desirable location, the property is within close proximity to local amenities, shops, public transport links into Birmingham/Solihull, easy motorway access and desirable school catchment area. Further benefits include one allocated gated secure parking space. Get in touch today to arrange viewing.

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

**Property Type:** Apartment

Service charge: £1838 approx per annum

Ground rent: £120 per annum

**Hallway 2.99m x 3.6m (9.8'0" x 11.8'0")**

A welcoming and generously proportioned hallway, offering a bright and open feel upon entry. The space is finished with durable LVT flooring throughout and benefits from two ceiling light points, enhancing the light and airy atmosphere. Additional features include a radiator and a secure video intercom entry system for added convenience and peace of mind.

**Kitchen/lounge 8.14m x 4.66m (26.7'0" x 15.3'0")**

A modern open-plan kitchen and lounge area, thoughtfully designed to create a bright and practical living space. The kitchen is finished with tiled flooring and a stylish range of white and dark grey cupboard units with contemporary handles, offering excellent storage throughout. Integrated appliances include a fridge/freezer, dishwasher, washing machine, and an integrated microwave. There is also a four-ring electric Neff hob with oven below and extractor fan above. Ceiling spotlights enhance the sleek and contemporary finish. A useful storage cupboard houses the boiler and provides additional practical storage space.

The living area is light and spacious, featuring LVT flooring and a window that allows plenty of natural light to fill the room. Further benefits include two radiators, ceiling light point, and multiple power sockets, creating a comfortable and versatile space ideal for both relaxing and entertaining.

**Second bedroom 2.16m x 4.21m (7.1'0" x 13.8'0")**

A well-proportioned double second bedroom, positioned at the front of the property and filled with plenty of natural light. The room is fully carpeted and features a ceiling light point, radiator, and multiple power sockets, offering a comfortable and practical space ideal for guests, family, or a home office.

**Bathroom 1.83m x 2.35m (6'0" x 7.7'0")**

A stylish, contemporary bathroom finished with modern grey tiling to both the walls and floor. The suite features a spacious walk-in shower complete with a rainfall shower head and additional handheld attachment, enclosed by a sleek glass screen, illuminated touch mirror. Support handles have been thoughtfully installed for added comfort and reassurance.

Further fittings include a low-level W.C. with wall-mounted flush, a vanity sink unit with drawer storage beneath, and a wall-mounted mirrored cupboard providing additional storage. The room also benefits from a ladder-style heated towel radiator and an extractor fan for added practicality and comfort.

**Main bedroom 2.47m x 4.75m (8.1'0" x 15.6'0")**

An impressive principal double bedroom, generously sized and thoughtfully laid out to accommodate a full range of bedroom furniture. The room is carpeted for added comfort and enjoys a bright front-facing aspect, allowing for an abundance of natural light. Further features include a ceiling light fitting, radiator, and conveniently placed power points, creating a warm and functional living space.

If this sounds perfect for you, contact us today to arrange your viewing!





**Contact us today!**

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

