Bartleys
Estate Agents









Apartment 1, 1036 Stratford Road, Shirley, Solihull B90 4EE

Price Guide £399,950

- Spacious Ground Floor Apartment
- Three Double Bedrooms
- Private Gardens
- Two Parking Spaces
- No Chain
- Energy Efficiency Rating - B

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Apartment 1, 1036 Warwick Road, Shirley, Solihull B90 4EE

Bartleys are excited to present this stunning (Former Show Home) apartment that is an impeccably presented three bedroom ground floor apartment situated in a unique development on Stratford Road, Shirley. This spacious property benefits from approximately 1,367 square feet of floor space, a private courtyard garden & entrance, further communal gardens with two allocated car parking spaces in a secure car park with gated entry and exit. This really is an extremely rare find and will not fail to impress!

APPROACH
Via a private gated courtyard entrance with access to secured parking area and further gated entrance that leads to a landscaped front garden with private door to: -

ENTRANCE LOBBY
UPVC double glazed front door leading into the entrance lobby with halogen spotlights, single panel radiator and glazed double doors to:

HALLWAY
With ceramic tiled floor, two single panel radiators, halogen spotlights, large storage cupboard and doors leading off to all rooms.

BEDROOM TWO (FRONT)
17' 1" (5.2M) X 9' 6" (2.9M)
Mirrored sliding doors, double panel radiator, halogen spotlights, UPVC double glazed window to the front aspect.



MASTER BEDROOM (FRONT)
19' 4" (5.9M) X 13' 9" (4.2M)
Mirrored wardrobes, double panel radiator, ceiling light point, UPVC double glazed window to the front aspect, door to:-



ENSUITE
A superbly appointed, modern suite comprises low-level flush WC, hand wash basin with storage cupboard beneath, shower enclosure with thermostatic shower unit, complementary ceramic tiling to walls and floor, chrome towel radiator, shaver point, mirrored bathroom storage cupboard, halogen spotlights and extractor fan.

BEDROOM THREE (FRONT)
12' 10" (3.9M) X 11' 2" (3.4M)
Currently utilised as an office. Single panel radiator, mirrored wardrobes, ceiling light point, UPVC double glazed window to the front aspect.



BATHROOM
Beautifully appointed three-piece suite comprising low-level flush WC, hand wash basin with vanity cupboard, panelled bath with overhead head shower unit, complementary ceramic tiling to walls and floors, chrome towel radiator, shaver point, extractor fan and obscure double glazed window to the side aspect.

LOUNGE (REAR)
20' 0" (6.1M) X 13' 5" (4.1M)
A spacious lounge with UPVC double glazed French windows giving access to the private patio garden, two ceiling light points, two double panel radiators, TV point and telephone point.



STUNNING BREAKFAST KITCHEN
14' 5" (4.4M) X 11' 2" (3.4M)
A stunning kitchen appointed to a high standard with a range of high gloss wall and base units with Corian worksurfaces and upstands, a range of integrated appliances that include Bosch ceramic hob and double oven, Zanussi dishwasher, integrated fridge freezer, canopy extractor fan, concealed under cupboard and plinth lighting, one and half bowl sink with mixer tap, ceramic tiled floor, halogen spotlights, single panel radiator, UPVC double glazed French doors leading to the rear courtyard garden.

UTILITY
7' 7" (2.3M) X 4' 11" (1.5M)
Having matching high gloss wall and base units as per the kitchen with wood effect worksurfaces, space and plumbing for a washing machine and dryer, cupboard concealing Potterton Ultima boiler, ceramic tiled floor, single panel radiator, obscure UPVC double glazed window to the side aspect.



COURTYARD GARDEN
A delightful, paved courtyard garden offers a good degree of privacy that is mainly paved interspersed with slate and planted borders with gate leading to parking bay where there are two allocated parking spaces.

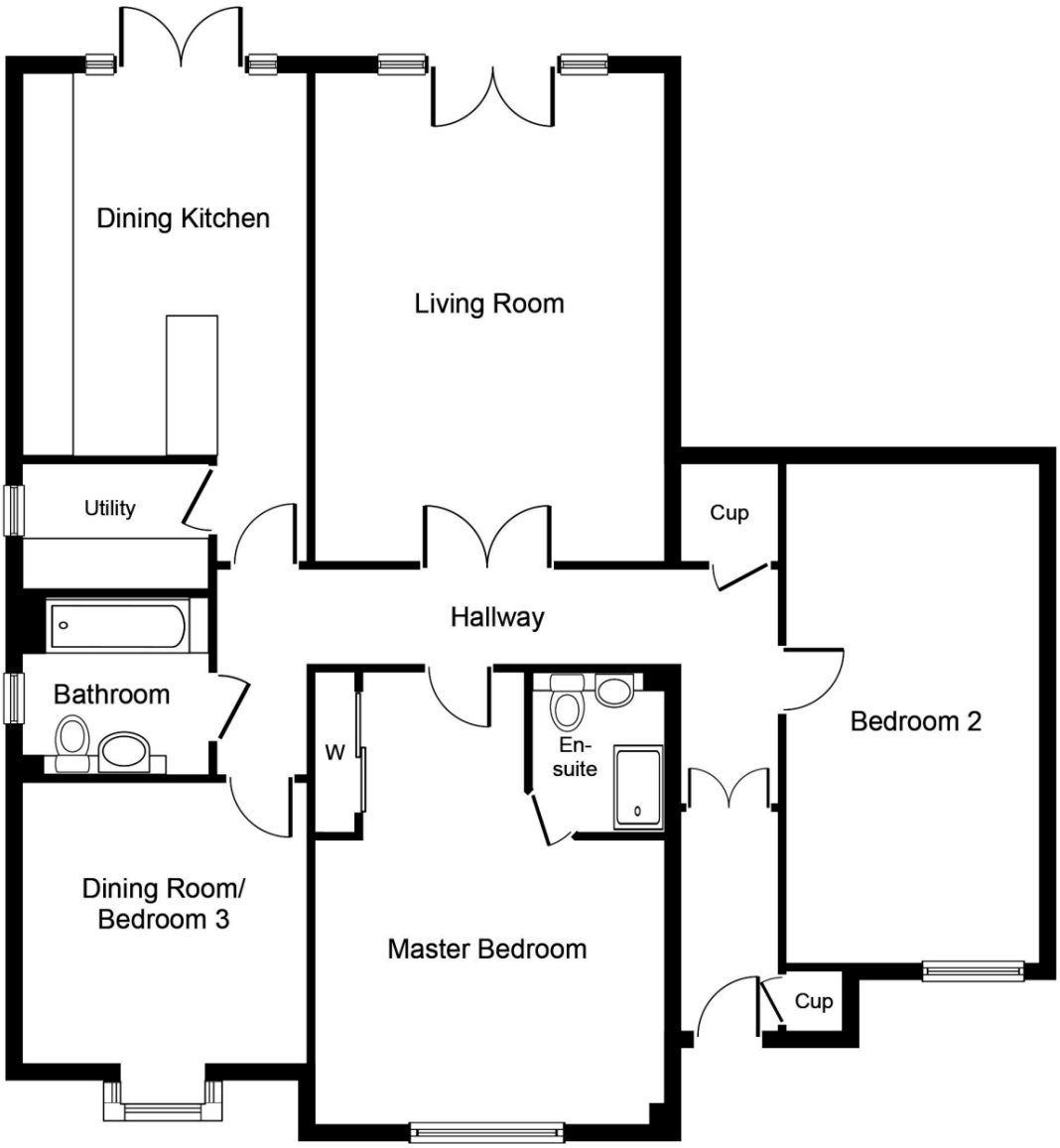
COMMUNAL GARDENS
There is a large lawn area at the back of the property used by all residents.

TENURE
We have been advised that the property is Leasehold with 116 years left unexpired. This is subject to verification by your Solicitor.

SERVICE CHARGE
We have been advised that the Service Charge is £1,200 per annum and is payable 6 monthly in May and November of each calendar year. This is subject to verification by your Solicitor.

GROUND RENT
We have been advised that the Ground Rent is £350 per annum. This is subject to verification by your Solicitor.

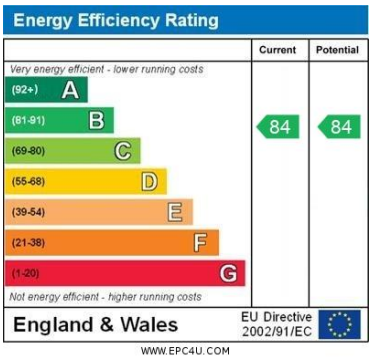




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