



£196,000 Offers In Region Of
Aqueduct Road, Shirley, Solihull, B90 1BT
Apartment | 2 Bedrooms | 1 Bathroom

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

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Step Inside

Key Features

- A Stunning Two Bedroom Apartment
- Top Floor
- Secure Gated Parking
- Open Plan Living
- Ensuite Shower Room
- Double Glazing
- Nice Location
- Ideal for Investment
- Ideal for First Time Buyers
- Juliet Balcony

Property Description

BLACK AND GOLDS ARE PLEASED TO OFFER FOR SALE this two bedroom modern style apartment in Aqueduct Road, B90. Viewings Highly Recommended to appreciate this apartment.

Main Particulars

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Ideally positioned for those who wish to take advantage of Shirley Railway Station which is only a short walk away in Haslucks Green Road. Opposite the station are sited local shops, and frequent bus services operate from High Street into Shirley, Solihull and Maypole.

The main shopping area in Shirley is less than two miles from the property and along the A34 Stratford Road one will be spoilt for choice with an array of facilities ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park, including the new Parkgate and Asda. Comprehensive bus services operate along the Stratford Road into the city of Birmingham and the nearby town centre of Solihull. There is a thriving business community along the Stratford Road which extends to the Cranmore, Widney and Monkspath Business Parks, and on to the Blythe Valley Business Park which straddle the junction of the M42 motorway. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

If you are purchasing for investment purposes we feel you would achieve £1000 per calendar month

Full Details:

Introducing a modern and stylish two-bedroom first-floor apartment nestled in the sought-after location of B90. This contemporary residence offers open-plan living, seamlessly blending the living, kitchen, and dining areas to create a spacious and inviting atmosphere.

As you enter, you'll be greeted by an open-plan layout that maximizes space and natural light. The living area flows effortlessly into the kitchen and dining space, creating an ideal setting for both relaxation and entertaining. Double doors lead from the living area to a Juliet balcony, offering a charming outdoor retreat.

The kitchen is thoughtfully designed with base cupboards, drawer units, and matching wall-mounted cabinets, providing ample storage and workspace. A sink and drainer unit with a mixer tap add functionality, while integrated appliances enhance convenience.

The master bedroom is a tranquil haven, featuring its own Juliet balcony and an ensuite shower room, providing privacy and luxury. An additional double bedroom offers versatility and comfort for guests or family members. The family bathroom completes the accommodation with the addition of a built in TV, providing essential amenities for daily comfort.

In summary, this first-floor apartment epitomizes modern living with its open-plan design, stylish finishes, and convenient amenities. Don't miss the opportunity to make this your new home.

TENURE We are advised that the property is Leasehold with 131 years remaining.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Black and Golds Estate Agent who would be pleased to discuss its current market value, our fees and services with you.



Telephone: 0121 249 6207

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