



£170,000 Offers In Excess Of  
Stratford Road, Shirley, Solihull, B90 3BH  
Apartment | 2 Bedrooms | 2 Bathrooms

0121 249 6207

**BLACK & GOLDS**  
REAL ESTATE SOLUTIONS

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# Step Inside

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## Key Features

- Two Bedroom Apartment
- First Floor
- Allocated Car Parking
- Ensuite Shower Room
- Shops & Amenities Nearby
- Close to Public Transport
- Modern Style
- Viewings Recommended
- No Chain
- Ideal for First Time Buyers or Investment

## Property Description

BLACK AND GOLDS ESTATE AGENTS are delighted to offer for sale this lovely presented two bedroom apartment situated in Century House on the Stratford Road, Shirley, B90. The property is perfect for first time buyers or buy to let investors. VIEWING HIGHLY RECOMMENDED!

## Main Particulars

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### PROPERTY LOCATION

Shirley boasts a vibrant array of retail and leisure amenities. From popular major retail names at Sears Retail Park and Parkgate to independently run outlets along Shirley high street, there's something for everyone. Nearby, residents have easy access to gymnasiums and a selection of large supermarkets, including Waitrose, Asda, Sainsbury's, Aldi, and Tesco.

Food enthusiasts will find themselves spoiled for choice, with a diverse range of culinary experiences within walking distance, from upscale dining establishments to cozy cafes and lively bars. The area is also rich in educational options, with schools like 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.

Transportation is convenient with Shirley Train Station nearby, providing services to Birmingham City Centre and Stratford-upon-Avon. Plus, easy access to major motorways like the M42, M40, and M6 ensures seamless travel for residents and commuters alike.

If you are purchasing for investment purposes we feel you would achieve £1200 per calendar month

### Full Details:

The property is conveniently situated on Stratford Road in Shirley, providing easy access to all the local amenities and being in close proximity to Shirley Train Station, making it perfect for commuters. Located on the second floor of the building, the property benefits from a quiet and undisturbed setting.

Set back from the road, the property is accessed via a communal entrance with a secure intercom system. Sliding doors open into a modern communal hallway with carpeted flooring, lighting, a seating area, and both stairway and lift access to the third floor.

Upon entering the property, you are greeted by a hallway, open-plan living/kitchen area is fitted with base cupboards and drawer units, providing ample work surface space. The property boasts two bedrooms, one featuring fitted wardrobes, and master bedroom with an ensuite shower room. An additional shower room completes the accommodation.

The property also includes allocated car parking.

### Tenure:

We are advised that the property is Leasehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008:

Black & Golds Estate Agents have 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. Black & Golds Estate Agents have 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.

The Consumer Protection from Unfair Trading Regulations 2008:

Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licensed conveyancer or surveyor.





Telephone: 0121 249 6207

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