



**Cadet Drive, Shirley Solihull B90 2FD**

**welcome to**

## **Cadet Drive, Shirley Solihull**

A modern second-floor two-bedroom apartment located in the popular Cadet Drive development in Shirley. Offering a bright open-plan kitchen/living area with balcony access, contemporary interiors throughout, and the added benefit of an allocated parking space.

### **Agents Note**

This apartment does have an allocated parking space, the apartment block doesn't have a lift.

### **Hallway**

This is a L shape carpeted hallway, the first door on the left gives you access to bedroom 2 and on the right you would enter the bathroom. After the bathroom on the right you would have a door that takes you to bedroom 1 and on the left you would enter the lounge for the lounge/kitchen area.

### **Lounge/Kitchen**

There is a balcony where you have an outdoor seating area. The lounge area is carpeted and kitchen is vinyl flooring. This space has windows on 3 sides which allows for a flood of natural light into the space. 2 radiators in lounge area and 1 in kitchen area.

### **Bedroom 1**

Carpet, radiator, window to allow natural light.

### **Bedroom 2**

Carpet, radiator, window.

### **Shower Room**

A modernised shower room with a walk in shower and seat attached to the wall for anyone with mobility difficulties. Sink, toilet and radiator.





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## Cadet Drive, Shirley Solihull

- Two bedrooms
- Second-floor
- Private balcony
- Allocated parking space
- Popular Shirley location

Tenure: Leasehold EPC Rating: B

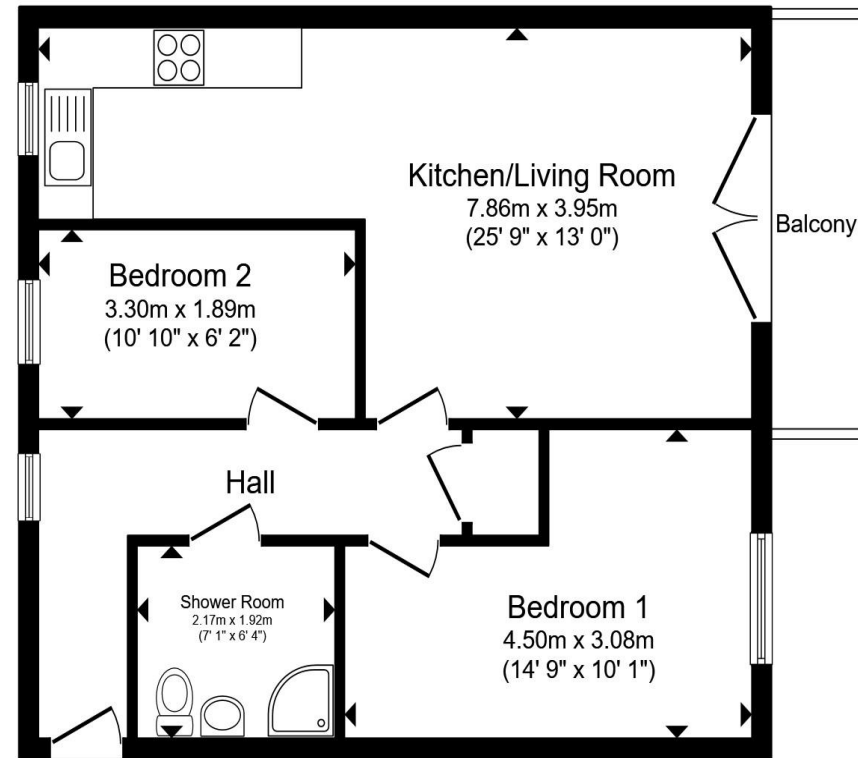
Council Tax Band: C Service Charge: 96.00

Ground Rent: 1450.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£190,000**



Total floor area 55.3 m<sup>2</sup> (595 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:

SLY112510 - 0004

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