



Snitterfield Drive, Solihull B90 4AZ

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EXCLUSIVE



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This generously proportioned two-bedroom apartment offers well-balanced accommodation, spacious interiors and secure allocated parking, making it an ideal choice for first-time buyers, professionals, downsizers or investors alike.

The property is centred around a spacious lounge, providing a comfortable and versatile reception space with ample room for both relaxation and entertaining. The lounge flows seamlessly into a well-appointed kitchen, creating a natural connection between the principal living areas.

The accommodation further comprises two generously sized bedrooms, each offering excellent proportions and flexibility for a variety of furniture arrangements, alongside a contemporary bathroom suite.

Externally, the property benefits from secure allocated parking, providing both convenience and peace of mind.

Combining generous room proportions with a practical layout and secure parking, this appealing apartment represents an excellent opportunity to acquire a comfortable and well-appointed home.



**Location**

Snitterfield Drive is ideally positioned within the highly regarded residential suburb of Shirley, Solihull, offering an excellent balance of convenience, connectivity and everyday lifestyle appeal.

The area is particularly well served by a superb selection of shopping, dining and leisure facilities. Shirley High Street, Parkgate and Sears Retail Park provide an extensive range of popular retailers, independent boutiques, cafés, restaurants and everyday amenities, while a choice of major supermarkets and leisure facilities are also readily accessible.

Families are well catered for with a selection of well-regarded primary and secondary schools in the surrounding area, making the location particularly attractive to those seeking a well-connected setting with excellent local amenities.

For commuters, the location offers convenient access to regular public transport services, nearby railway connections and the national motorway network, with Junction 4 of the M42 providing excellent links towards Birmingham, the wider West Midlands and beyond.

Combining a well-established residential setting with exceptional access to amenities, transport links and the wider Solihull area, Snitterfield Drive represents an appealing location for a wide range of buyers seeking both convenience and connectivity.

Living Room

17'5 x 14'2

Bedroom One

13'7 x 8'6

Bedroom Two

13'7 x 8'7

Kitchen

7'8 x 6'11

Bathroom

6'10 x 5'7

Tenure

The Agent understands that the property is Leasehold. However, we have not checked the legal title to the property. We advise all interested parties to



obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Service Charge

Service charge £1,536 per annum - Hunters have not checked the legal documentation to verify the status of the property or the information provided by the vendors, as above, and would advise any potential buyer to obtain verification from their solicitor.

Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band B.

Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Fixtures & Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.



General

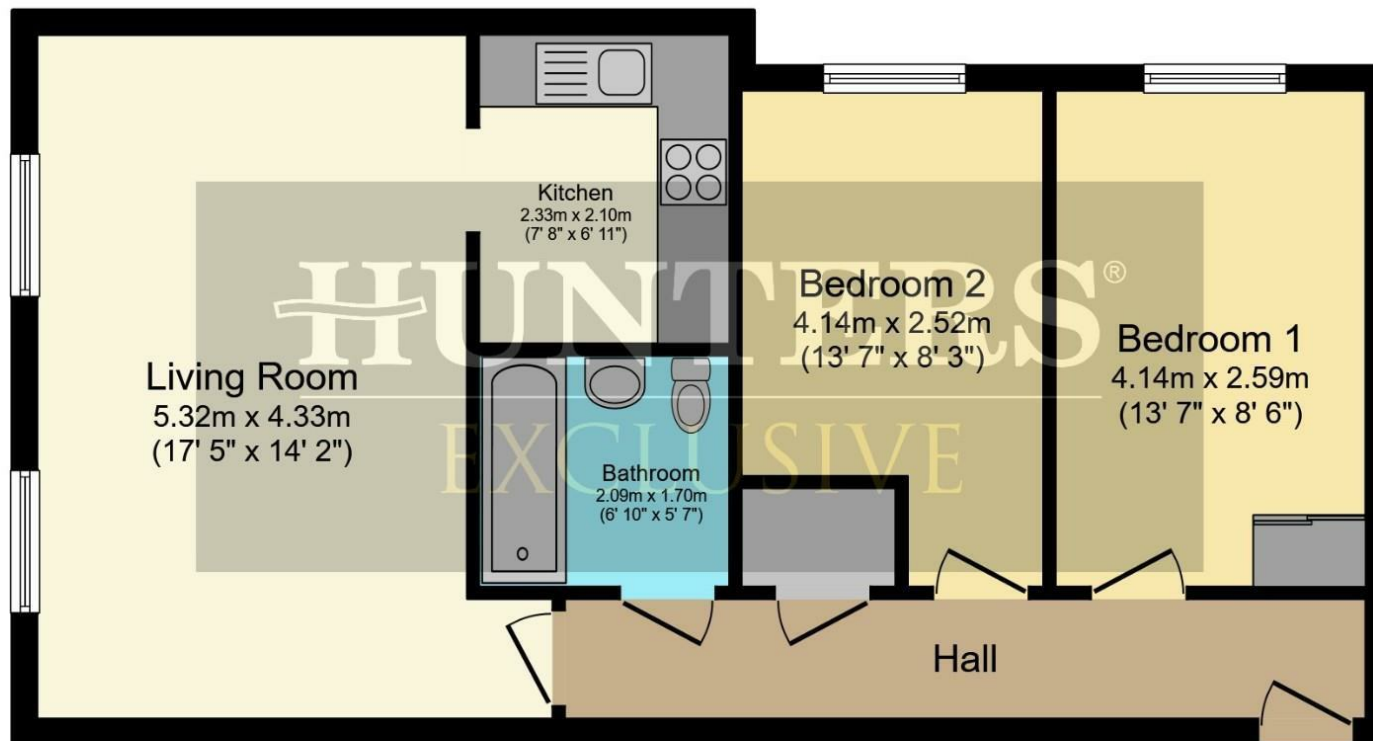
These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

AML Checks

Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.



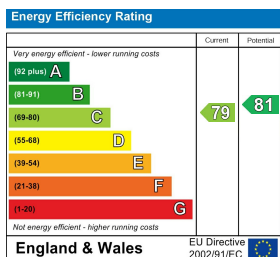
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Total floor area 60.8 sq.m. (654 sq.ft.) approx

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).

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Solihull -

0121 709 0111 <http://www.hunters.com>

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