



## Investment property, St. James Court, Shirley, Solihull, B90 3BL Offers In The Region Of £195,000

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Investment property  
 £800 per month  
 Tenancy end date: 27/02/2022  
 Property description  
 Tenure: Leasehold

Spacious and appointed to a very high specification MasonKnight is pleased to offer for rental a 2 Bedroom 2 Bathroom (1 En-suite) apartment in our luxury development a 'stepping stone' from all amenities that the vibrant high street Shirley has to offer, 15 minutes' walk from Shirley Train Station, which has 'park and ride' serving both New Street station and Stratford Upon Avon. 3 Miles from the M42 Junction with links to M1, M6, M40 and M5.

The Apartment benefits from the latest technology, underfloor heating, thermostatically controlled via Gas Central heating. LED lighting throughout. Electronic gated community with allocated parking. Open plan lounge kitchen diner with high specification Siemens appliances. Once inside the smart accommodation offers entrance hall, sitting room, fitted kitchen, 2 bedrooms, modern bathroom, communal grounds including allocated parking.

**OUTSIDE** The property has communal grounds with allocated parking.

**GENERAL INFORMATION** Good Investment opportunity to acquire an asset in the heart of Shirley, with rental income guaranteed. Tenure: We are advised by the vendor that the property is Leasehold with 125 years remaining on the lease at £250.00 per annum Ground Rent. However, we would advise that you check this with your legal advisor before exchanging contracts.

**Services:** All mains services are connected to the property.

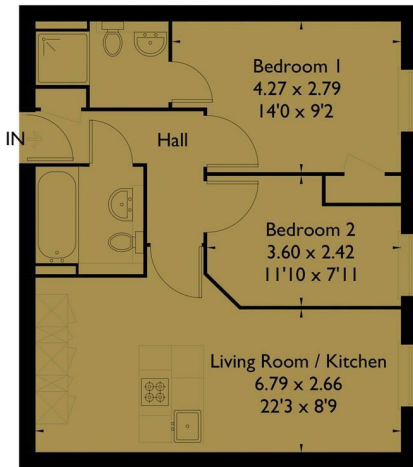
**Local Authority:** Solihull Metropolitan Borough Council.

### Viewing

Please contact our MasonKnight Properties Office on 0121 472 5897 if you wish to arrange a viewing appointment for this property or require further information.



Approximate Gross Internal Area =  
54.2 sq m / 583 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Number 3 & 10

FLOORPLANZ © 2017 0845 6344080 Ref: 180842  
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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