



## Apartment 42 Aqueduct Road Shirley, B90 1BT

This immaculately presented unfurnished first floor apartment lies just 1.2 of a mile from Shirley High Street.

Being part gated development offers discreet security and a sense of exclusivity.

Shirley Park has a designated nature reserve and is 0.8 miles away and serves as a beautiful tranquil space for wildlife to thrive and for you to enjoy.

David Lloyd Health Club, just 2.5 miles away, offers a premium leisure and wellbeing experience with an ultra-modern gym, 2 swimming pools, luxurious spa facilities, 8 tennis and 3 squash courts, and a stylish bar and restaurant ideal for socialising and relaxation.

Solihull Town Centre is located just 3.3 miles away and hosts the renowned Touchwood complex offering residents easy access to upscale retail, dining, and entertainment options including a multi-screen cinema theatre and library.

The property is conveniently located just 0.4 miles away from Shirley Railway Station which offers smooth connectivity to Birmingham Snow Hill and beyond.

£1,195



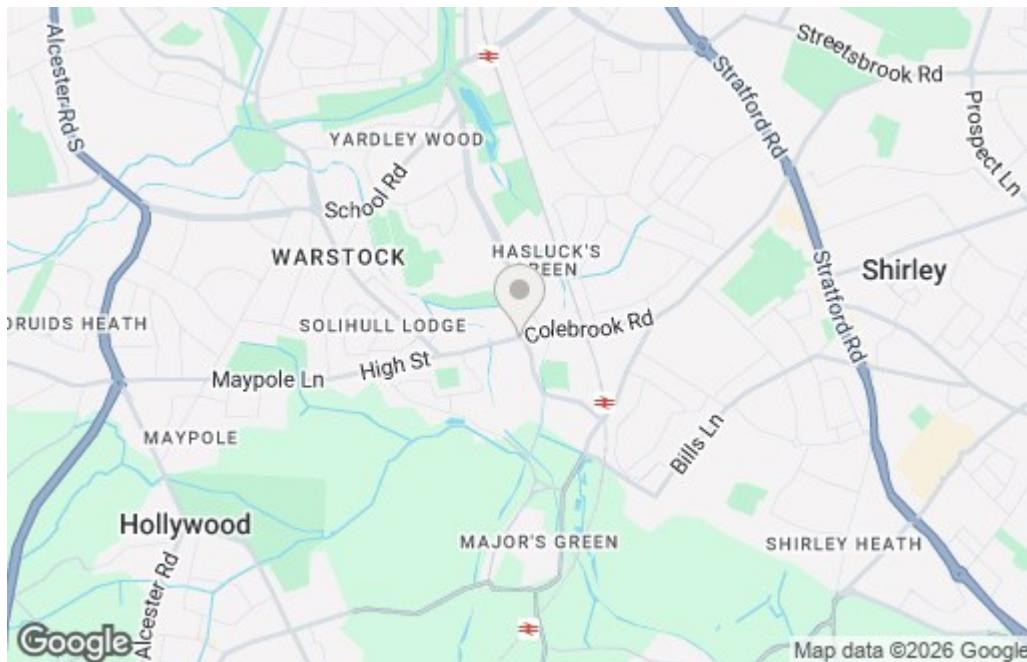




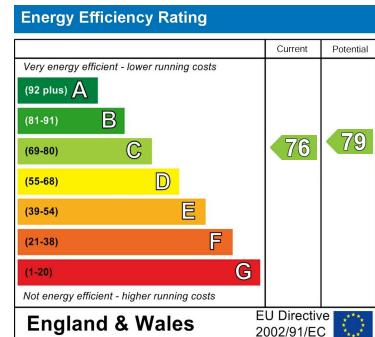
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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