



Priory Court, Shelly Crescent, **Offers In The Region Of £55,000**

- **RETIREMENT LIVING**
- **WALK IN SHOWER**
- **PARKING**
- **COMMUNAL LAUNDRY ROOM**
- **LIFT TO ALL FLOORS**
- **SINGLE BEDROOM**
- **VIEWS OVER GARDENS**
- **CONVENIENT LOCATION**
- **HOUSE MANAGER**
- **COMMUNAL LOUNGE**

Priory Court, sited just off Shelly Crescent, is a purpose built retirement complex for the over 60's offering secure accommodation within well tended mature gardens and grounds, having the benefit of communal lounge and laundry facilities.

Shelly Crescent leads just off Monkspath Hall Road along which regular bus services operate to the town centre of Solihull or travelling in the opposite direction towards the A34 Stratford Road in Shirley. The A34 gives access to the city centre of Birmingham and the surrounding suburbs or in the opposite direction to junction 4 of the M42, forming the hub of the midlands motorway network with the National Exhibition Centre, Resorts World shopping and entertainment complex, The National Motorcycle Museum and Birmingham International Airport and Railway Station.

There are a varied selection of shops just over the road, a well regarded pub and restaurant at The Shelly Farm, local doctors and a medical centre.

An ideal location for this one bedroom lower ground floor apartment with secure intercom entrance leading to hallway with stairs and lifts to all floors, the front door opens into the

HALLWAY

Entrance hall with numerous store cupboard giving access to living room, bedroom, and shower room.

LIVING ROOM



A well proportioned room with a window overlooking communal gardens, arch way through to kitchen, central ceiling light and electric heater.

KITCHEN



Fitted with a range of base and wall mounted cupboards, roll top work surfaces, sink with mixer tap, electric hob.

BEDROOM



With window to communal gardens, central ceiling light and electric heated, range of built in storage.

SHOWER ROOM



Fitted with a walk in shower with seating and supports, wash basin and toilet. Central ceiling light with extractor.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

Ground Floor

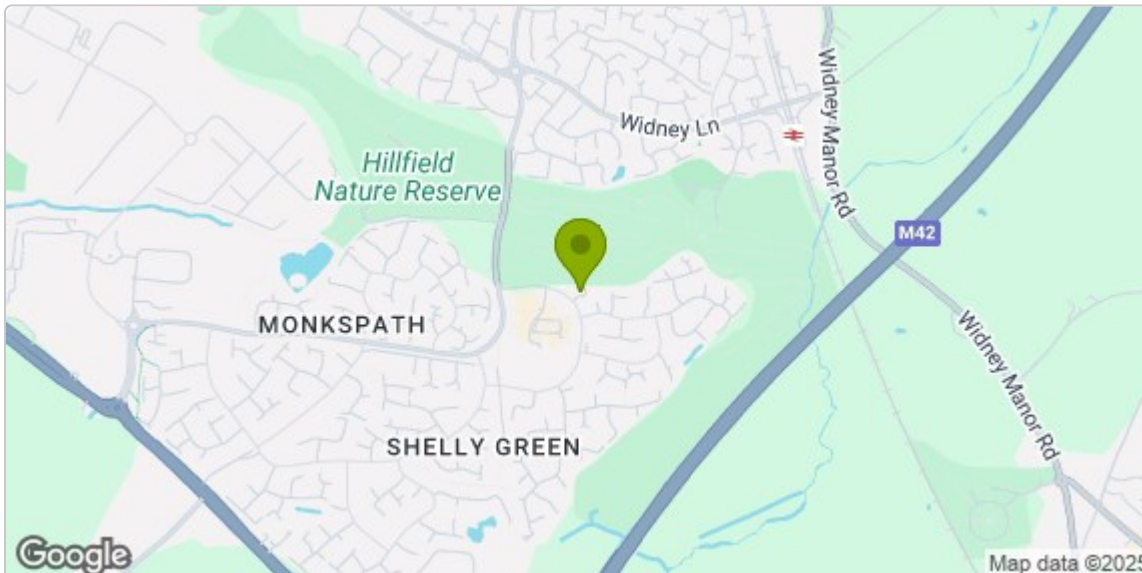


TENURE: We are advised that the property is leasehold with 65 years remaining - ground rent and service charge to be confirmed.

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
Flat 11 Priory Court, Shelly
Crescent Shirley B90 4XA

Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

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