



## **Millers Court, Haslucks Green Road, Offers Around £110,000**

- RETIREMENT APARTMENT
- REFURBISHED THROUGHOUT
- LOUNGE DINER
- SHOWER ROOM
- RESIDENTS LAUNDRY
- FIRST FLOOR
- HALLWAY
- DOUBLE BEDROOM
- COMMUNAL LOUNGE & GARDEN
- NO UPWARD CHAIN

Constructed by McCarthy & Stone on the site of an old mill, hence Millers Court, these modern flats were built specifically for the over 60s with retirement, privacy and care in mind. McCarthy & Stone are the country's leading builder of such accommodation and their experience is shown with this development which gives an opportunity for convivial conversation and meeting of people in the communal lounge, yet privacy within one's own home. Security is ensured by an entry phone system at ground floor level. The flat itself has strategically positioned emergency pull cords and telephone, which will automatically seek assistance should it be required.

There is a house manager within the development and in addition to the communal lounge and kitchen, there is a guests bedroom with en suite which is available by prior booking. The grounds are neatly laid out with seating areas and car parking, and across the road from the development is a parade of local shops serving everyday needs. Local bus services pass by which will take you into the town centre of Shirley, central Solihull or the City of Birmingham and its outlying suburbs. A short walk will bring you to Shirley Railway Station, which offers services along the Stratford upon Avon to Birmingham line.

The main shopping area in Shirley is approximately one mile distant, and here one will find an excellent array of shops ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. We would estimate that a journey by car of some four miles will bring you to the junction of the A34 Stratford Road with the M42 motorway, which forms the hub of the national motorway network, and two junctions down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station, giving easy access for those wishing to holiday or those coming to visit.

Number 31 is located on the first floor which is accessed via a lift and staircase. A front door opens from the communal hallway to the

### HALLWAY

Having ceiling light point, door to storage cupboard housing hot water cylinder, bedroom, bathroom and

### LOUNGE/DINING ROOM 19'8" max x 18'8" max (5.99m max x 5.69m max)



Having two double glazed windows, three ceiling light points, two electric storage heaters, electric fire, coved cornicing to ceiling and double doors opening to

### REFITTED KITCHEN



Having wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, electric double oven, four ring electric hob with extractor over, space for under counter fridge and freezer, ceiling light point, laminate flooring and tiling to splash prone areas



**BEDROOM**  
15'8" x 9'2" (4.78m x 2.79m)



Having double glazed window, fitted wardrobe with mirror doors, ceiling light point and electric storage heater

**REFITTED SHOWER ROOM**



Having shower cubicle with thermostatic shower and glazed sliding doors, low level wc, vanity unit with wash hand basin, heated towel rail, ceiling light point and laminate flooring

**COMMUNAL GARDENS**

Being very well tended and for the use of all residents

**LAUNDRY**



Having washing machines and tumble dryers for residents to use

**RESIDENTS LOUNGE**

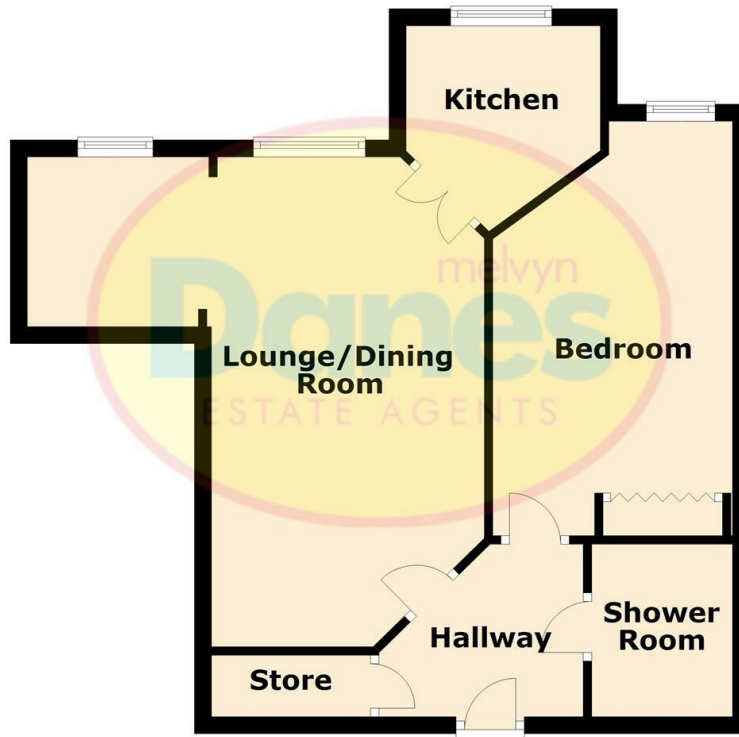


A nicely presented area for the residents to use for a range of organised activities

## 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.

### First Floor



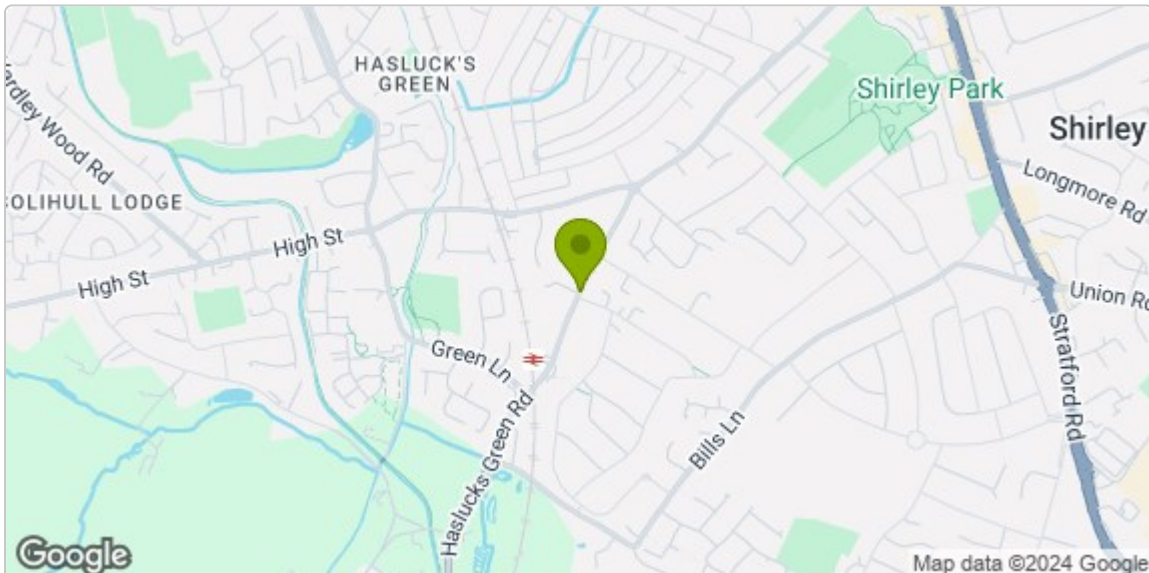
**TENURE:** We are advised that the property is Leasehold with approx 102 year remaining and the service charge is approx £2,957 per annum.

**COUNCIL TAX BAND:** C

**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:**  
31 Millers Court, Haslucks  
Green Road Shirley Solihull  
B90 2ND

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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