



Union Road, Shirley **Offers Around £115,000**

- **RETIREMENT APARTMENT**
- **RECEPTION HALLWAY**
- **FITTED KITCHEN**
- **BATHROOM**
- **CONVENIENT POSITION**
- **SECOND FLOOR POSITION**
- **LOUNGE DINER**
- **TWO DOUBLE BEDROOMS**
- **COMMUNAL GARDENS**
- **NO UPWARD CHAIN**

Constructed by McCarthy & Stone in the early 1990's, these well situated apartments were built specifically for the over 60's with retirement, privacy and care in mind. McCarthy & Stone are the country's leading builder of such accommodation and their experience is shown within 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 apartment 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 guest's bedroom which is available by prior booking. The grounds are neatly laid out with seating areas and car parking, and just around the corner from the development is a 'Marks & Spencer' mini supermarket within the BP garage, 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. There is a doctors surgery adjacent to the development.

The main shopping area in Shirley is within ½ mile of the development 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.

This well maintained apartment is located on the second floor overlooking the side and rear of the building. A front door opens directly to the

RECEPTION HALLWAY

Having two ceiling light points, night storage heater, useful storage cupboard and doors radiating off

LOUNGE DINER 19'4" max x 11'3" max (5.89m max x 3.43m max)



Having two wall light points, ceiling light point, two wall light points, night storage heater, decorative fireplace and double opening doors to the



FITTED KITCHEN 9'0" x 5'8" (2.74m x 1.73m)



Having UPVC double glazed window to the front, ceiling light point, wall and base mounted storage units with work

surfaces over having inset sink and drainer with mixer tap, electric oven and halogen hob with extractor canopy over, under counter fridge and freezer

BEDROOM ONE

17'7" x 9'0" max (5.36m x 2.74m max)



Having UPVC double glazed window to the rear, built in wardrobe, night storage heater and two wall light points

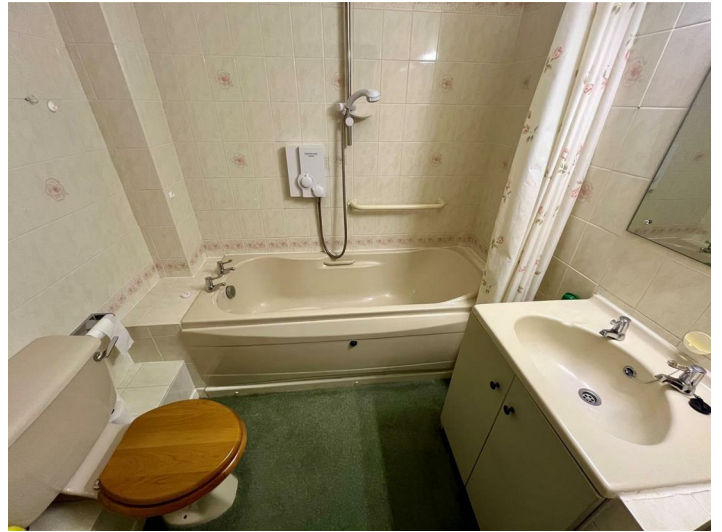
BEDROOM TWO

10'5" max x 8'10" max (3.18m max x 2.69m max)



Having UPVC double glazed window to the side, wall light point and night storage heater

BATHROOM



Having wall light point, full height wall tiling, electric heated towel rail, panelled bath with electric shower over, vanity unit with inset wash hand basin and low level WC

COMMUNAL GARDEN



Being for the use of all residents

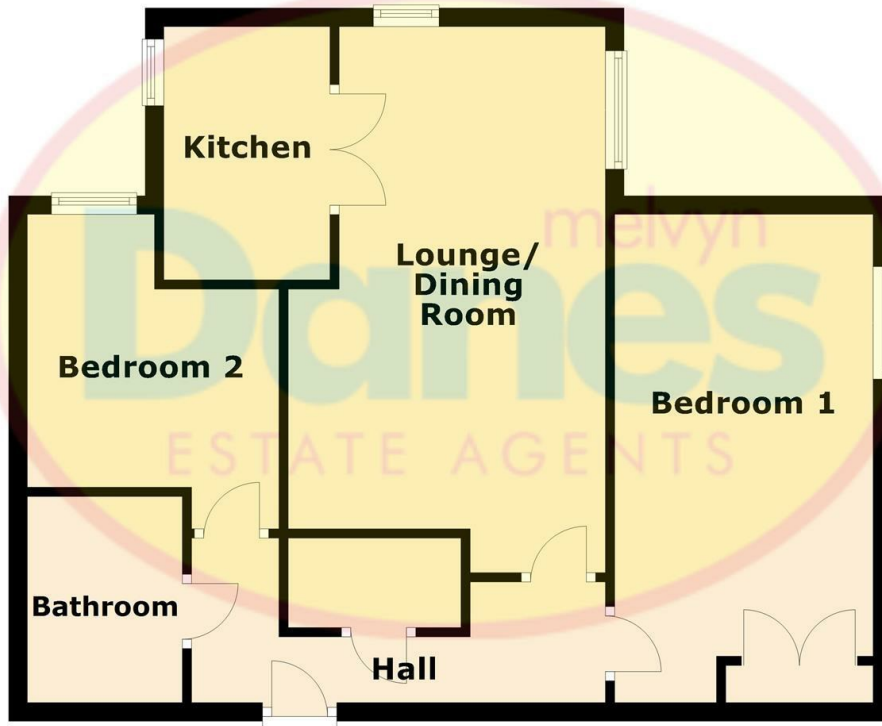
RESIDENTS PARKING AREA

Located to the rear of the building

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.

Second Floor



LOCATION

From our Shirley Office turn left onto Union Road at the traffic island where Aynsley Court can be found on the right hand side, just past the junction with Moreton Road.

TENURE

We are advised that the property is leasehold and we are advised that there are approximately 88 years remaining on the lease and it is subject to a half yearly ground rent of £289 and a half yearly service charge of £2512. These figures are subject to confirmation by any interested parties solicitor.

VIEWING

By appointment only please with the Shirley office on 0121 744 2801.

COUNCIL TAX BANDING

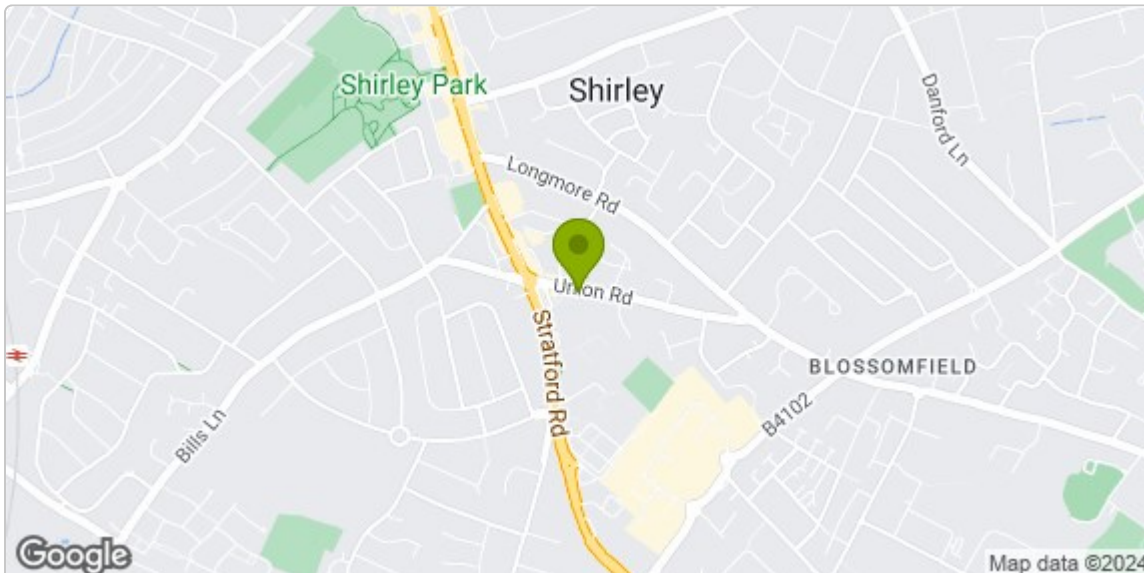
Band D

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:
Union Road Shirley Solihull
B90 3DQ

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	73	77
(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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