



Pegasus Court, Union Road, Shirley

Offers Around £180,000

- SECOND FLOOR APARTMENT
- RECEPTION HALLWAY
- KITCHEN
- BATHROOM
- COMMUNAL GARDENS
- SECURE COMMUNAL ENTRANCE
- LOUNGE DINER
- TWO DOUBLE BEDROOMS
- RESIDENTS FACILITIES
- NO UPWARD CHAIN

Occupying a convenient location in close proximity to the centre of Shirley, these purpose built executive apartments were built specifically for the over 60's with retirement, privacy and care in mind. There are ample facilities within the 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 a gated parking area and 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 complex ensuring the smooth running of the development. The grounds are neatly laid out with seating areas and car parking, and around the corner from the development is a parade of local shops and Marks and Spencer convenience store (at the BP service station) serving everyday needs. Local bus services travel along the main Stratford Road which will take you into the town centre of Shirley, central Solihull or the City of Birmingham and its outlying suburbs.

In the main shopping area in Shirley 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 two 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 purpose built property is located on the second floor to the rear of the building which is accessed via a lift from the main reception area. From the landing a panelled white regency style front door opens to the

RECEPTION HALLWAY

Having ceiling light point, doors off to storage cupboards, the two bedrooms, bathroom and

LOUNGE DINER

26'0" max x 11'2" max (7.92m max x 3.40m max)



Having balcony style low slung window to the rear elevation, two ceiling light points, two electric storage heaters, four wall light points, coved cornicing to ceiling and doors leading to

KITCHEN

7'7" x 6'5" (2.31m x 1.96m)



Having double glazed window to front elevation, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, four ring electric hob with extractor over, built in electric oven, integrated fridge freezer, ceiling light point and coved cornicing to ceiling

BEDROOM ONE

15'3" max x 9'10" (4.65m max x 3.00m)



Having double glazed window to front elevation, ceiling light point, electric storage heater, built in wardrobe and coved cornicing to ceiling

BEDROOM TWO

15'3" max x 9'2" max (4.65m max x 2.79m max)



Having double glazed window to front elevation, ceiling light point, wall mounted electric heater and coved cornicing to ceiling

BATHROOM

Having panel bath with shower over, vanity unit with low level wc and wash hand basin, ceiling light point, tiled walls and extractor fan

COMMUNAL LOUNGE

RESIDENTS LAUNDRY



OUTSIDE

COMMUNAL GARDENS



Being well tended and for the use of all residents

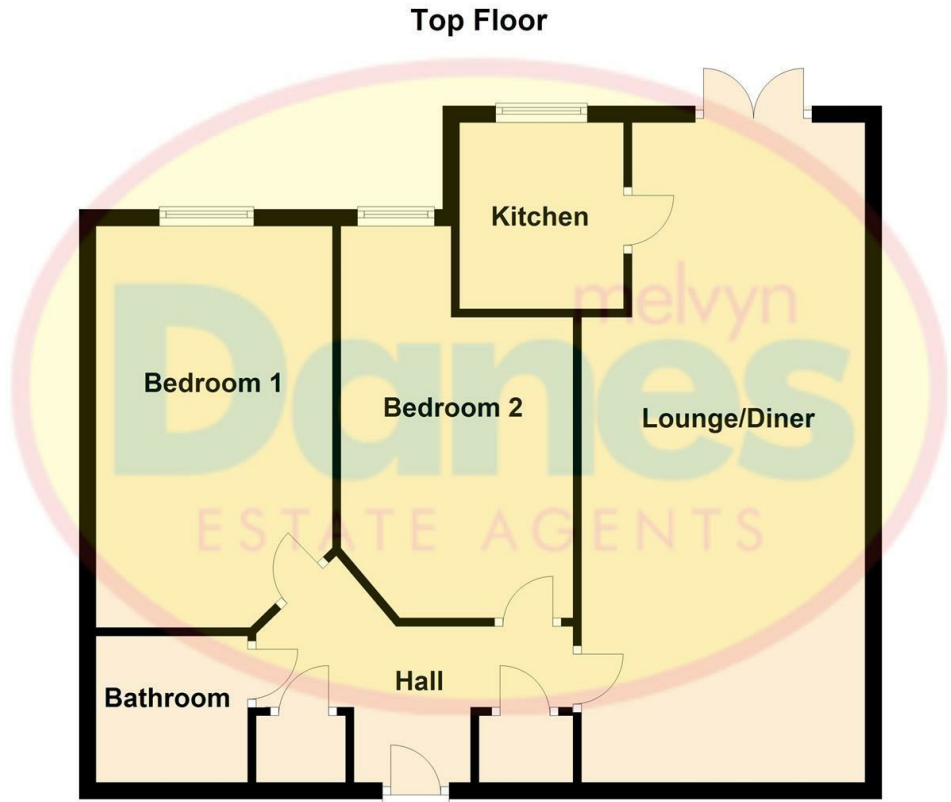
SECURE PARKING AREA



Having gated access to Union Road, and benefiting from direct access 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.



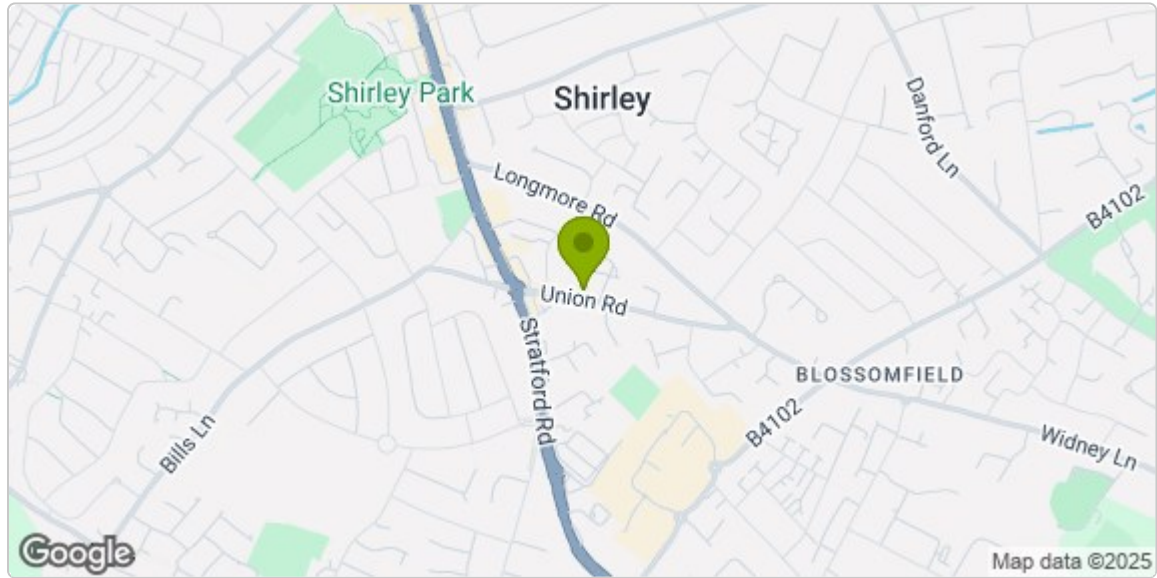
TENURE
We are advised that the property is Leasehold with approx 106 years remaining and we are advised by the vendor that there is a current ground rent of £489 per year and service charge is appx £3,963 per year - as we are instructed by a corporate client in this regard it is advised that any interested party confirms these figures with their own solicitor.

BROADBAND: We understand that the standard broadband download speed at the property is around 14 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 21/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage dependant on the provider (data taken from checker.ofcom.org.uk on 21/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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.



Full Postal Address:
38 Pegasus Court, Union Road
Shirley Solihull B90 3BU

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	