



**32 MILLERS COURT, HASLUCKS GREEN ROAD, SHIRLEY, B90 2ND**  
**OFFERS AROUND £109,950**

- **FIRST FLOOR APARTMENT**
- **COMMUNAL LOUNGE**
- **HALLWAY**
- **KITCHEN**
- **BATHROOM**
- **SECURE ENTRANCE**
- **RESIDENTS GARDEN**
- **LOUNGE DINER**
- **BEDROOM**
- **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 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 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 apartment itself has strategically positioned emergency pull cords and telephone, which will automatically seek assistance should it be required.

There is a manager within the development and in addition to the communal lounge with kitchen and residents laundry there is a guests bedroom 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.

This well maintained apartment is located on the first floor which is accessed via a lift and staircase and has a panel fronted front door opening in turn to the

### HALLWAY

Having ceiling light point, coved cornicing to ceiling and doors off to the lounge, bedroom, bathroom and storage cupboard housing hot water system

### LOUNGE DINER

23'4" max x 10'7" max (7.11m max x 3.23m max)



Having two double glazed windows to front and side elevation, two ceiling light points, electric storage heater, electric fire with wooden surround and marble effect backing and hearth, coved cornicing to ceiling and double doors to

### KITCHEN

7'6" max x 8'1" max (2.29m max x 2.46m max)



Having double glazed window to front elevation, a range of wall and base units with roll top worksurface over incorporating stainless steel sink and drainer, electric oven, four ring electric hob with extractor over, space for fridge freezer, ceiling light point and coved cornicing to ceiling

## **BEDROOM**

**13'7" to front of wardrobes x 9'1" max (4.14m to front of wardrobes x 2.77m max)**



Having double glazed window to front elevation, fitted wardrobes with hanging rail and shelf, ceiling light point and electric storage heater

## **BATHROOM**

**6'10" x 5'6" (2.08m x 1.68m)**



Having walk in bath with glazed screen and shower over, low level wc, vanity unit with wash hand basin, ceiling light point, coved cornicing to ceiling and tiled walls

## **OUTSIDE**

### **RESIDENTS GARDEN**

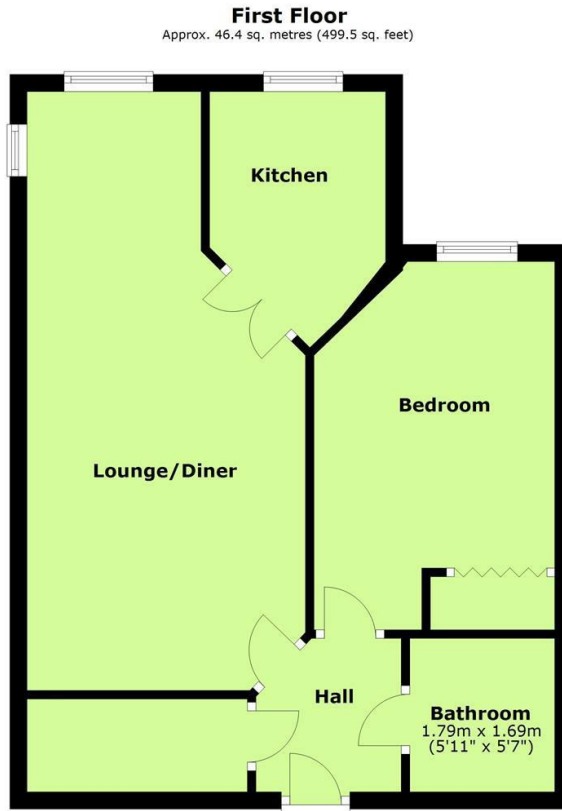
Being very well tended and for the use of all residents

### **RESIDENTS PARKING**

Located to the side and 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.



Total area: approx. 46.4 sq. metres (499.5 sq. feet)

**LOCATION** From our Shirley Office proceed along the A34 Stratford Road towards Hall Green turning left at the main Haslucks Green Road traffic lights to adjoin Haslucks Green Road. Proceed along Haslucks Green Road taking the second exit at the Colebrook Island to continue along Haslucks Green Road, where Millers Court can be found on the right hand side just before Shirley train station.

**TENURE**

We are advised that the property is leasehold and we are advised that there are approximately 103 years remaining on the lease and it is subject to an annual ground rent and service charge in the region of £2500.

**VIEWING**

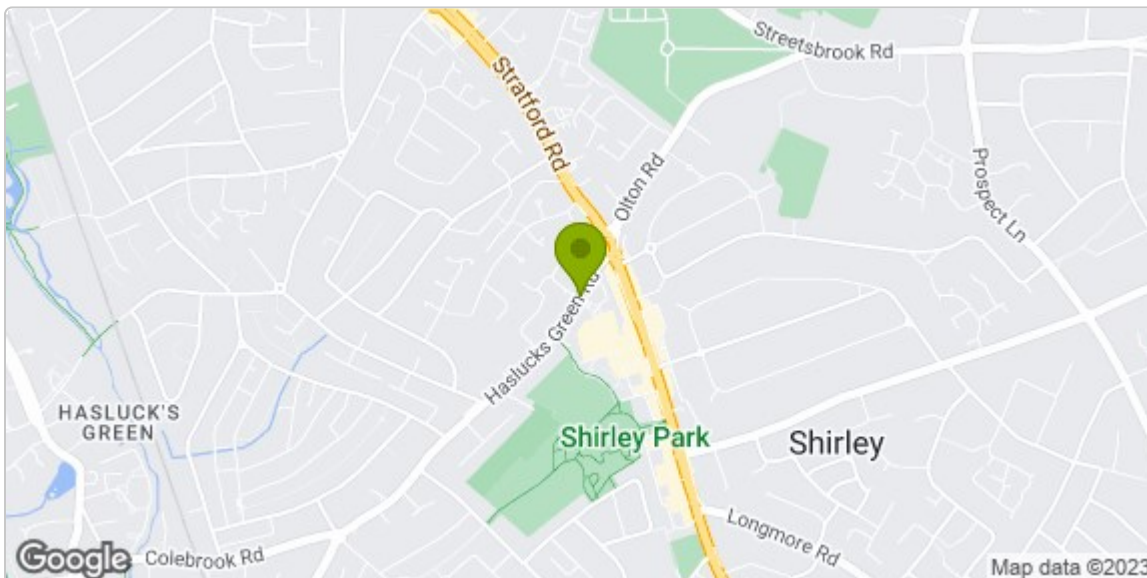
By appointment only please with the Shirley office on 0121 744 2801.

**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 and 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(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	