melvyn Danes ESTATE AGENTS









Union Road, Shirley

Offers Around £99,950

- GROUND FLOOR APARTMENT
- LARGE STORAGE CUPBOARD
- KITCHEN
- SHOWER ROOM
- VIEWING RECOMMENDED
- GENEROUS RECEPTION HALLWAY
- LOUNGE DINER
- DOUBLE BEDROOM
- COMMUNAL GARDEN
- NO UPWARD CHAIN

254-256 Stratford Road, Shirley, Solihull, B90 3AE
Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk

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.

Number 8 is located on the ground floor with direct access to the garden and being positioned in close proximity to the main entrance, lift and stairwell access. A front door opens from the ground floor hallway directly to the

RECEPTION HALLWAY

Having ceiling light point, useful storage cupboard and doors opening to the lounge diner, bedroom and shower room

LOUNGE DINER
17'8" max x 11'6" max (5.38m max x 3.51m max)



Having UPVC double glazed door opening to the gardens, two wall light points, electric fire and storage heater. Double opening glazed doors open to the



KITCHEN
8'11" x 5'8" (2.72m x 1.73m)



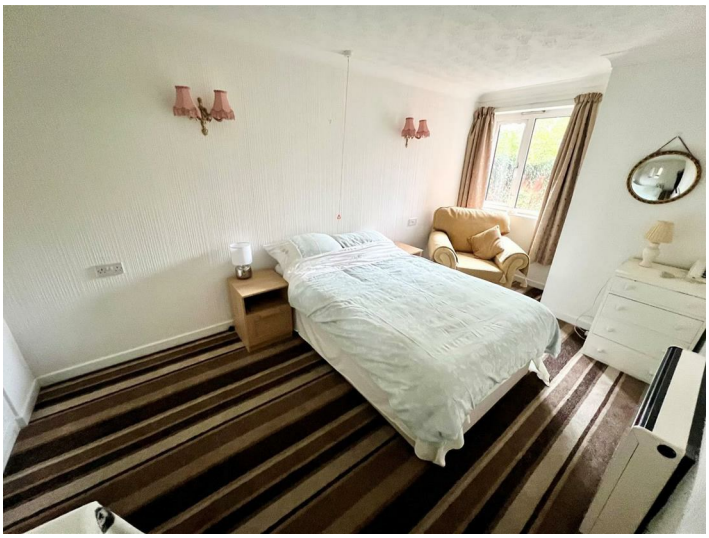
Having UPVC double glazed window to the rear, ceiling light point, wall and base mounted storage units with work

surfaces over having inset sink and drainer, inset electric hob with extractor canopy over, integrated electric oven and two under work surface appliance spaces

DOUBLE BEDROOM
18'1" x 8'8" max (5.51m x 2.64m max)



Having UPVC double glazed window to the side, wall light point, storage heater and being fitted with built in wardrobes



SHOWER ROOM



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

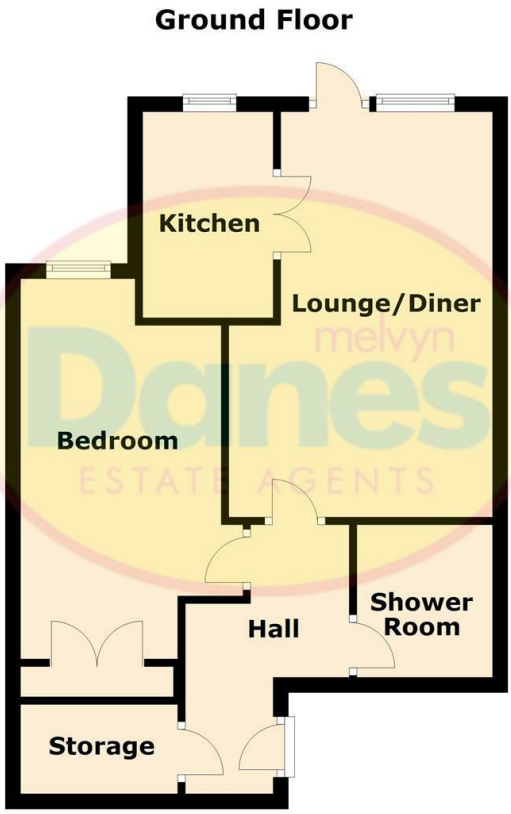
COMMUNAL GARDENS

Located to the side and the rear of the property, well tended and for the use of all residents

RESIDENTS PARKING AREA

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.

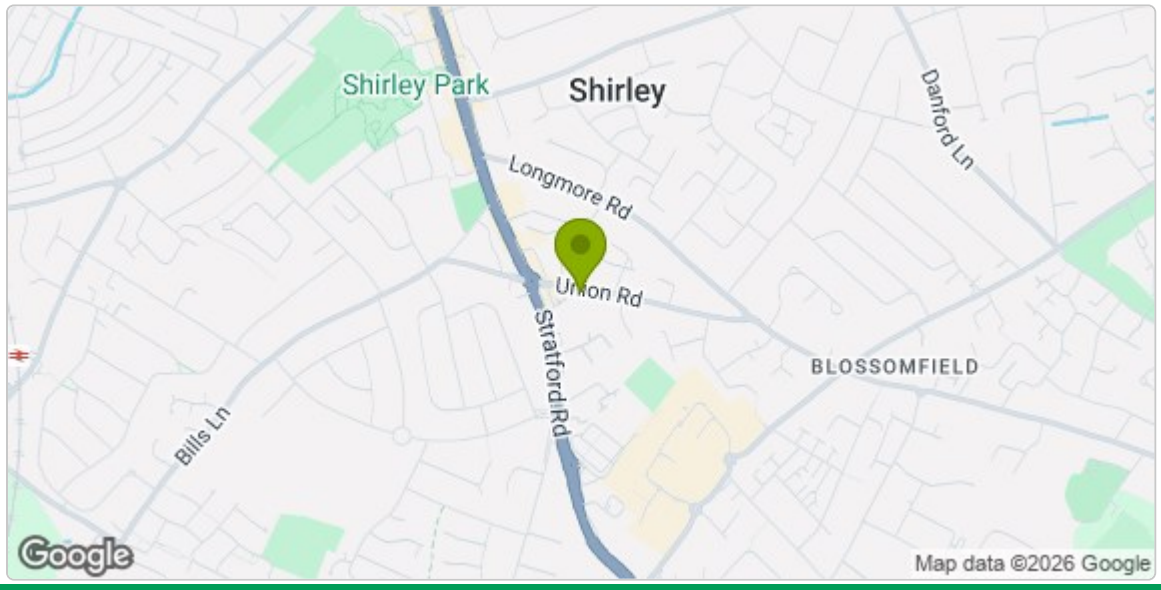


TENURE
We are advised that the property is leasehold and we are advised that there are approximately 92 years remaining on the lease and it is subject to a half yearly ground rent of £256 and a half yearly service charge of approximately £1870. These figures are subject to confirmation by any interested parties solicitor.

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.

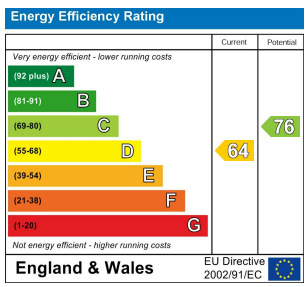
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 06/02/2025 we understand that the standard broadband download speed at the property is around 13 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person



Full Postal Address:
Union Road Shirley Solihull
B90 3DQ

Council Tax Band: C



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