



# Trinity Way, Shirley

## Offers Around £110,000

- OVER 55'S/EXTRA CARE
- WELCOMING RECEPTION HALL
- FULLY FITTED KITCHEN
- WET ROOM
- VIEWING ESSENTIAL
- FIRST FLOOR APARTMENT
- LIVING AREA
- TWO DOUBLE BEDROOMS
- ON SITE RESIDENTS FACILITIES
- POPULAR LOCATION

Trinity Apartments is an exciting and stylish development managed by Solihull Care Housing Association Ltd (SCHA). The development comprises of 51 self-contained luxury apartments principally for people aged 55 and over, or indeed residents who have social care and support needs.

Located within the modern Parkgate development in the heart of Shirley town centre, the development boasts a host of residents facilities to make life easier and more convivial for those who choose to live there. There is also the added peace of mind of having an on site development manager and care team; along with a personal alert system should any resident find themselves in difficulty.

Solihull Extra Care Housing at Trinity Apartments does offer a way of enabling residents to live independently within their own home for as long as possible. by providing both privacy and security; along with the benefits of a range of on-site facilities, activities and companionship.

From the moment you enter Trinity Apartments you feel part of community; the cheerful reception area leads through to a residents sitting room where activities and gatherings are organised. There is a restaurant where each resident can enjoy a three course meal daily included within their service charge; a hair salon, residents laundry, hobbies room and fantastic sun room and roof garden on the second floor.

The development is supported by an extra care team who in the longer term can offer a real alternative to residential care and sheltered housing. A range of care and support needs are being provided for, including people with Dementia, Alzheimer's and mental health related conditions.

The development is situated in an extremely convenient location within the 'Parkgate' development which includes a good range of shops and restaurants. Shirley Railway station is situated further along Haslucks Green Road with trains to Birmingham and Stratford upon Avon and regular bus services operate along both Haslucks Green Road and the main Stratford Road.

An ideal location therefore for this first floor apartment which enjoys a delightful position adjacent to the roof garden and benefits from a South Westerly aspect giving the apartment and the balcony a good amount of natural light.

From the main reception area; two lifts and a staircase ascend to the first floor - where a front door opens directly to the

### **WELCOMING RECEPTION HALLWAY**

Having recessed ceiling spotlights, two useful storage cupboards, secure intercom phone and wide doors allowing for personnel and wheelchair access radiating off to the living area, two bedrooms and the wet room

### **OPEN PLAN LIVING & KITCHEN AREA 23'7" x 11'1" max (9'9" min) (7.19m x 3.38m max (2.97m min))**



Having double opening double glazed doors leading to the balcony, ceiling light point, two wall light points, central heating radiator and open access to the



### **FITTED KITCHEN**



Having recessed ceiling spotlights and being fitted with a range of modern wall and base mounted storage units with work surfaces over incorporating sink and drainer with mixer



tap, integrated electric oven, electric hob with extractor canopy over, integrated fridge, freezer and washing machine

### **BEDROOM ONE**

**17'11" x 8'11" (5.46m x 2.72m)**



Having ceiling light point, central heating radiator, UPVC double glazed window and courtesy door to the wet room

### **BEDROOM TWO**

**12'5" x 7'10" (3.78m x 2.39m)**



Having ceiling light point, central heating radiator and UPVC double glazed window

### **WET ROOM**



Having walk in shower area, pedestal wash hand basin, low level WC, recessed ceiling spotlights and heated towel rail

### **SERVICE CHARGES & FACILITIES**

The properties within the development are sold on a shared equity basis with Solihull Care Housing Association who retain a 25% interest in the property while each owner takes a 75% financial interest in the property. Each property is subject to a service charge which is £127 per week. This service charge includes the heating within the property, use of all residents facilities and communal areas, buildings insurance and a daily three course meal either in the dining area or your own home.

### **HOUSE MANAGER**

The development has a management team that look after reception and the daily running of the scheme. They are approachable and help work with the residents to make their life as easy as possible on a day to day basis.

### **COMMUNAL LOUNGE**

The main communal lounge is located off the reception area and has seating, television, a personal computer and access to the gardens. There are events such as coffee mornings arranged in the communal lounge along with some entertainments.

### **DINING AREA**

Adjacent to the communal lounge is the dining area. Within the service charge there is one three course meal per apartment per day. For any couples there is an additional charge of £19.82 for the meal package.

### **LAUNDRY ROOM**

There is a laundry room with washing machines, driers, airers for the use of all residents

### **ROOF TOP SUN LOUNGE**

Having seating and access to the roof garden

### **ROOF GARDEN**

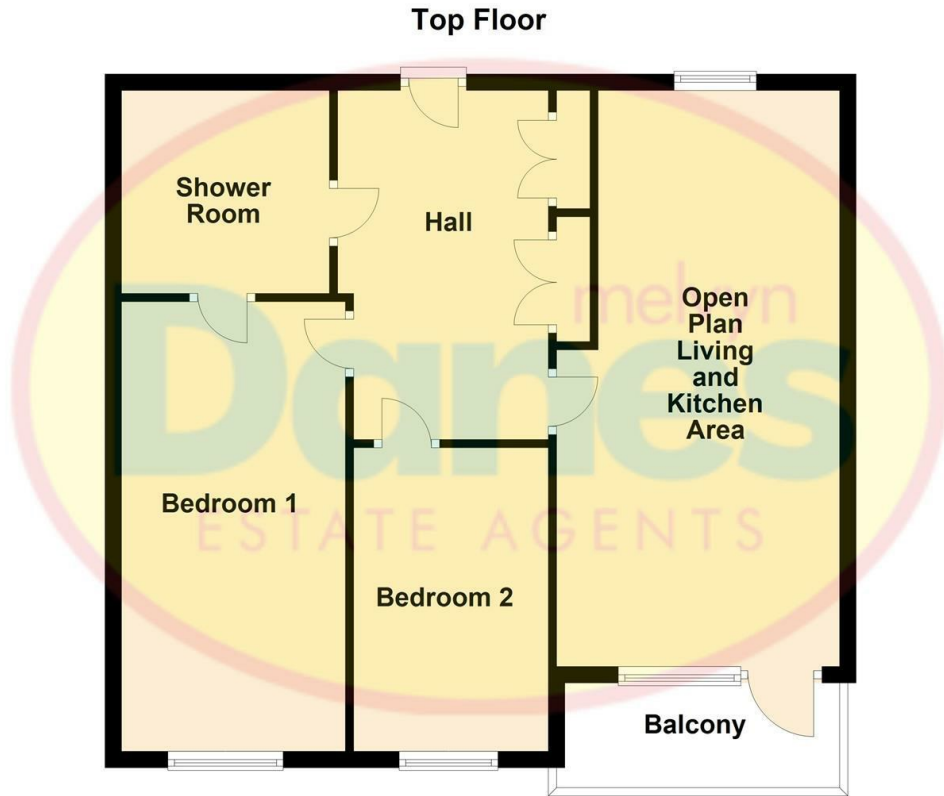
Surrounding the sun room and having outdoor seating areas

### **RESIDENTS PARKING**

There is secure parking to the fore for all residents

## 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.



### LOCATION

From our Shirley Office proceed along the A34 Stratford Road towards Hall Green bearing left onto Haslucks Green Road where Trinity Way can be found on the left hand side.

### TENURE

We are advised that the property is Leasehold

### VIEWING

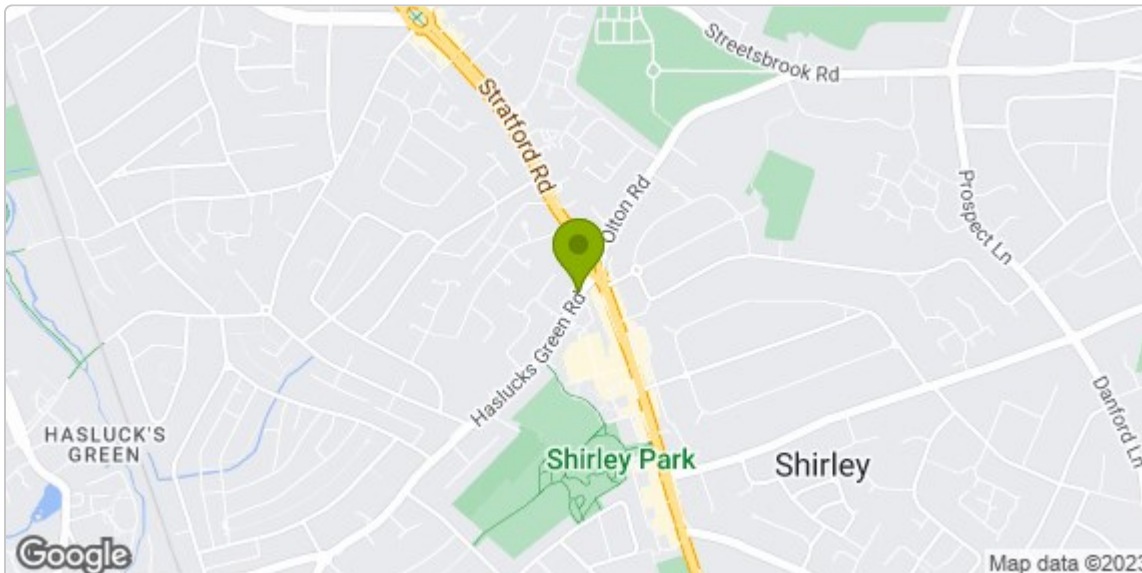
By appointment only please with the Shirley office on 0121 744 2801.

### 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 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:

20 Trinity Way Shirley Solihull  
B90 3FE

### Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(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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