

The logo for Melvyn Danes Estate Agents is a yellow oval with a green border. It contains the text 'melvyn Danes' in green, with 'melvyn' in a smaller font above 'Danes'. Below this, 'ESTATE AGENTS' is written in a smaller, all-caps green font.

melvyn  
**Danes**  
ESTATE AGENTS

A two-story brick house with a red tiled roof and a central white door. The house has several white-framed windows and a black metal gate leading to the driveway. A green street lamp stands in front of the house. The house is surrounded by a brick wall and a black metal fence. There are trees and bushes in the garden.

Union Road

Shirley

Offers Around £189,950

## Description

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 well presented property is located on the first floor and occupies a most unusual position with no neighbouring property above or below. The building has a lift to all floors and the apartment itself has a welcoming hallway with useful storage, a generous dual aspect lounge diner, fitted kitchen, two double bedrooms and a bathroom.



**Accommodation**

**WELCOMING HALLWAY**

**USEFUL STORAGE CUPBOARDS**

**LOUNGE DINER**

19'4" x 10'4" (5.89m x 3.15m)

**FITTED KITCHEN**

7'5" x 6'5" (2.26m x 1.96m)

**BEDROOM ONE**

17'4" x 9'0" (5.28m x 2.74m )

**BEDROOM TWO**

12'4" x 8'9" (3.76m x 2.67m)

**BATHROOM**

**COMMUNAL GARDENS**

**SECURE PARKING AREA**



**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 £2,460.80 half yearly. These figures are subject to confirmation by any interested parties solicitor.

**BROADBAND:** We understand that the standard broadband download speed at the property is around 15 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 1800 Mbps. Data taken from checker.ofcom.org.uk on 27/08/2025. Actual service availability at the property or speeds received may be different.

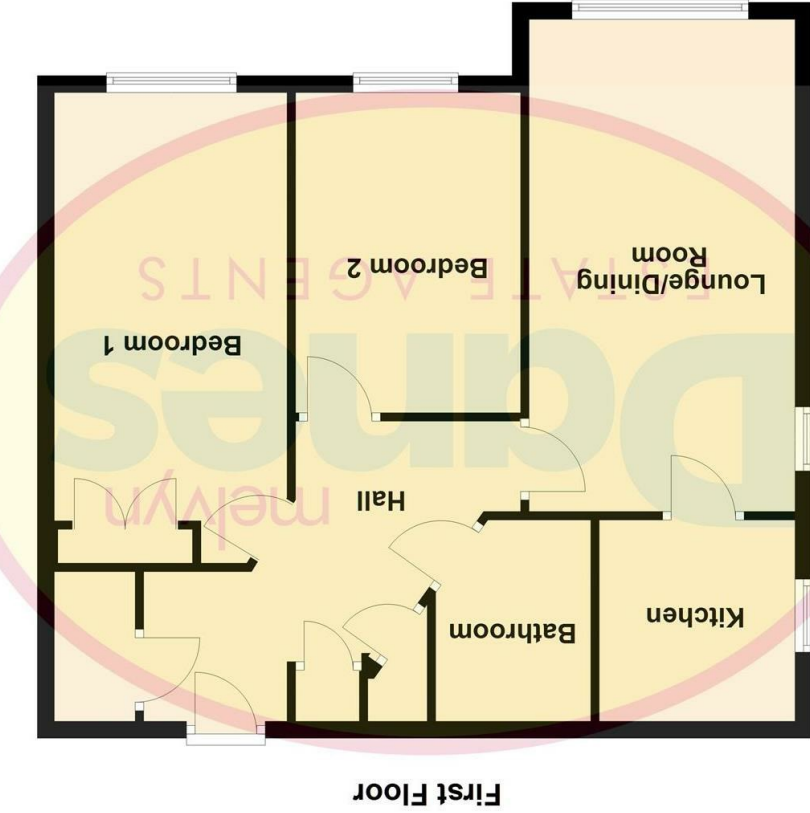
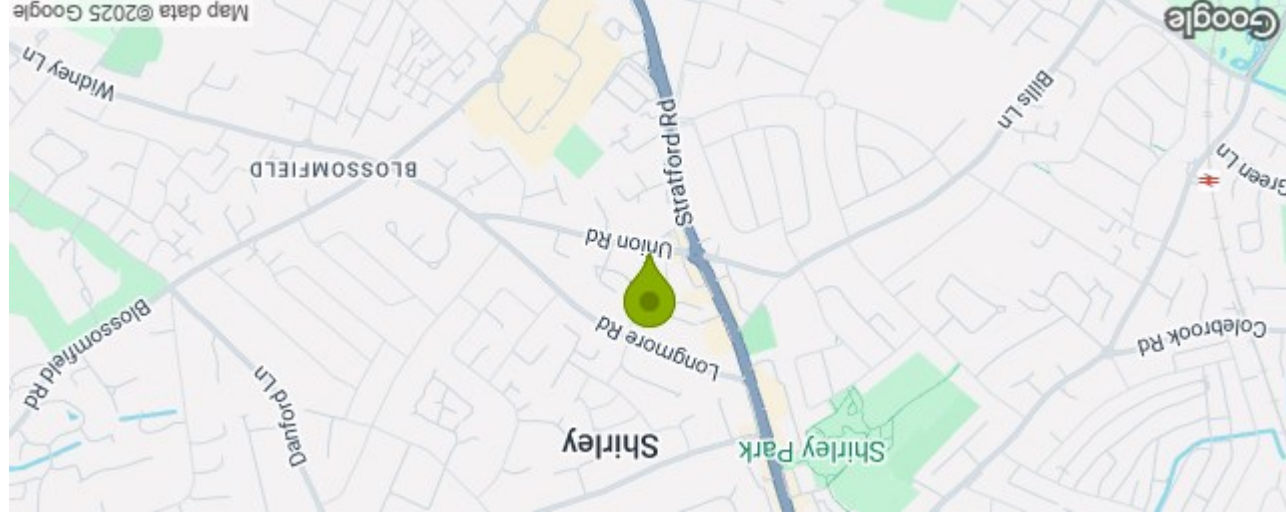
**MOBILE:** We understand that the property is likely to have limited current mobile coverage (data taken from checker.ofcom.org.uk on 27/08/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**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.



**25 Pegasus Court Union Road Shirley Solihull B90 3BU**  
**Council Tax Band: D**

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) <b>A</b>
(81-91) <b>B</b>	
(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	
Current	<b>79</b>
Potential	<b>82</b>

EU Directive 2002/91/EC

**England & Wales**

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.