



Danes
melvyn
ESTATE AGENTS

Union Road
Shirley
Offers Around £130,000

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.

An ideal location therefore for this well presented ground floor apartment, which occupies a fantastic position in the development. The property has a lounge diner with access to the paved patio area, fitted kitchen, good size double bedroom with built in wardrobes, shower room and a hallway with a spacious storage cupboard. The property requires internal inspection to be appreciated.



Accommodation

SECURE COMMUNAL ENTRANCE

HALLWAY

LOUNGE DINER

19'3" x 11'0" max (5.87m x 3.35m max)

KITCHEN

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

GOOD SIZE DOUBLE BEDROOM

17'10" x 9'0" (5.44m x 2.74m)

BATHROOM

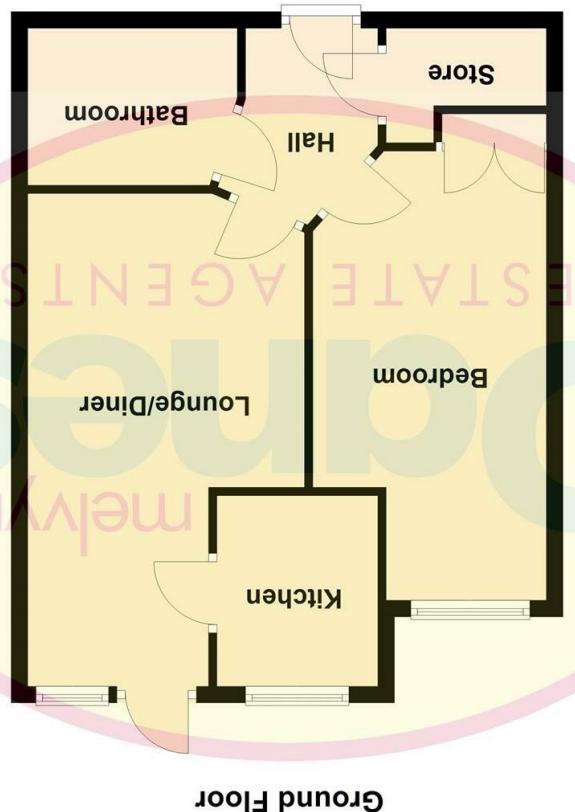
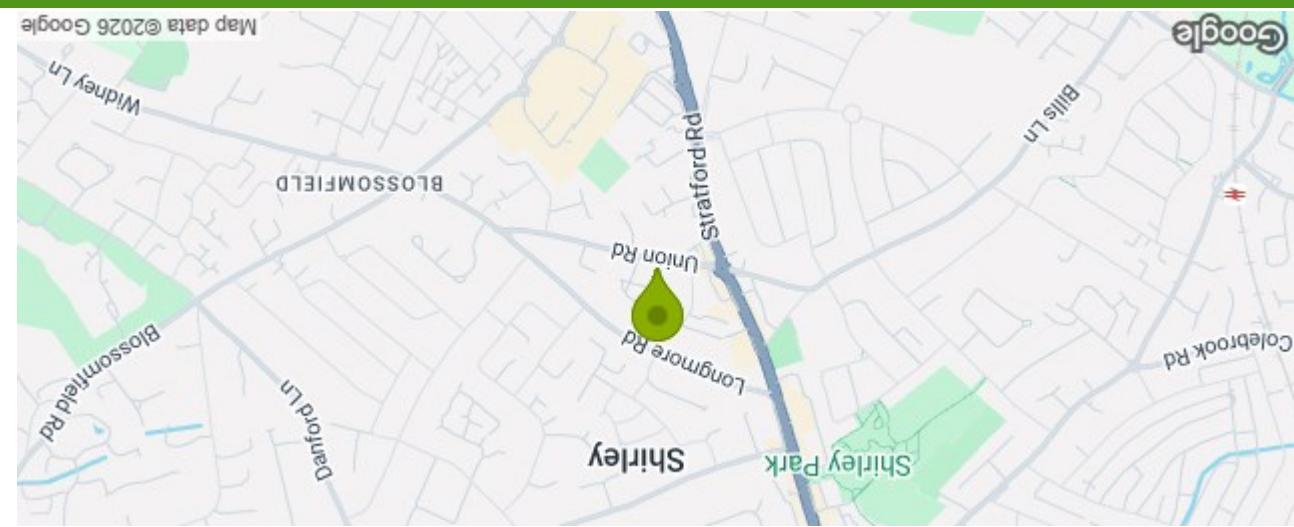
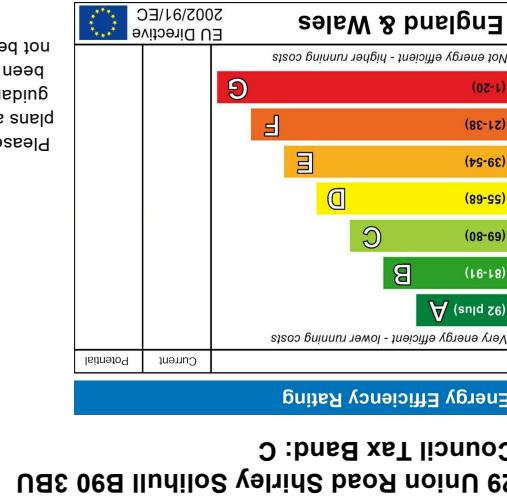
6'5" x 8'2" (1.96m x 2.49m)

RESIDENTS LOUNGE

RESIDENTS LAUNDRY

COMMUNAL GARDEN





TERMS: We are advised that the property is leasehold with a remaining term of 199 years from 01/01/2026. Current service charge of £1,845 half yearly and ground rent of £199 half yearly.

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 area is around 1800 Mbps. Data taken from checker.ofcom.org.uk

MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different.

VIEWS: By appointment only with the number below.

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 for contracts. 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. However, should any individual, however should review publicly available information on companies and individuals, may use this time to review this information.

MONY LANDREGING 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 intervening purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should these checks, for any reason, fail adequately to confirm identity, we may write to ask for identification. If you do not provide satisfactory evidence within a reasonable time, we may

Any purchaser who has a professional service asking for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

RESELLER FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for 25 inclusive of VAT to cover these checks.

RECOMMENDING THEIR SERVICES: You are not under any obligation to use the services of the recommended provider.