

The logo for Melvyn Danes Estate Agents is a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, grey, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, grey, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A photograph of a three-story brick house with a gabled roof and dormer windows. The house has a red brick lower half and a light-colored brick upper half. There are several windows with white frames and light-colored curtains. A dark wooden front door is visible on the left. The house is surrounded by greenery, including a large green hedge in the foreground and bare trees. The sky is overcast.

**Aynsley Court, Union Road
Shirley
Offers Around £115,000**

Description

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.

This well maintained apartment is located on the second floor overlooking the main entrance and being adjacent to the lift. A front door opens directly to the well proportioned accommodation. There is a residents laundry situated on the first floor.



Accommodation

SECURE COMMUNAL ENTRANCE

RECEPTION HALLWAY

LOUNGE DINER

19'3"max x 12'1"max (5.87mmax x 3.68mmax)

REFITTED KITCHEN

8'11" x 5'9" (2.72m x 1.75m)

BEDROOM ONE

17'6"max x 8'1"max (5.33mmax x 2.46mmax)

BEDROOM TWO

10'6" x 9'4" (3.20m x 2.84m)

SHOWER ROOM

RESIDENTS LOUNGE & LAUNDRY

COMMUNAL GARDENS

RESIDENTS PARKING



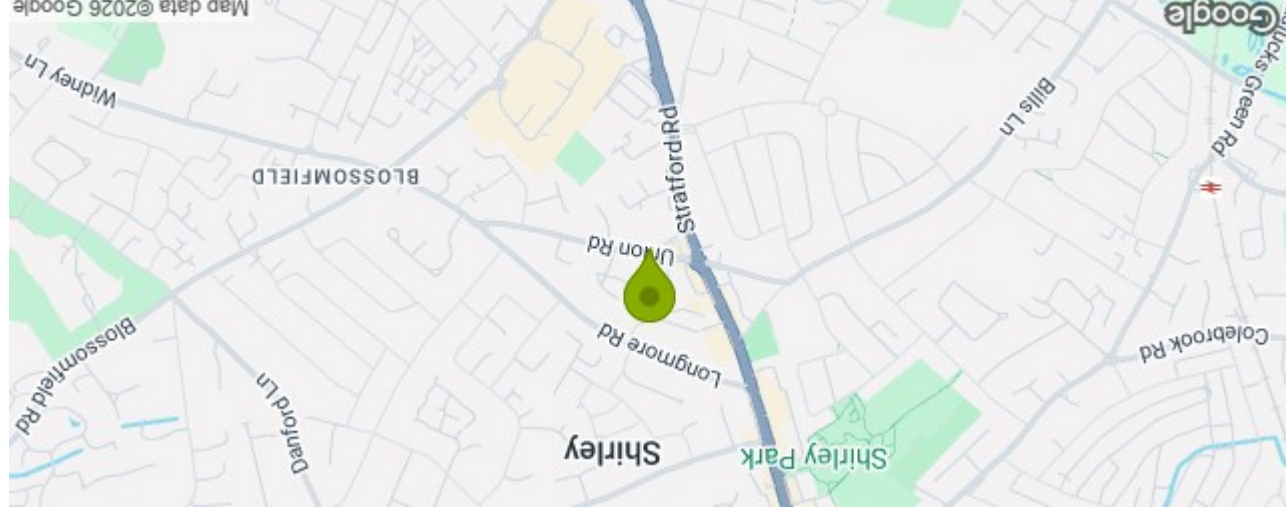
TENURE: We are advised that the property is Leasehold with approximately 92 years remaining. We have been advised that the ground rent is £TBC and service charge is approximately £2,872.50 half yearly.

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 post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 11/11/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to/ has limited current mobile coverage (data taken from checker.ofcom.org.uk on 11/11/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

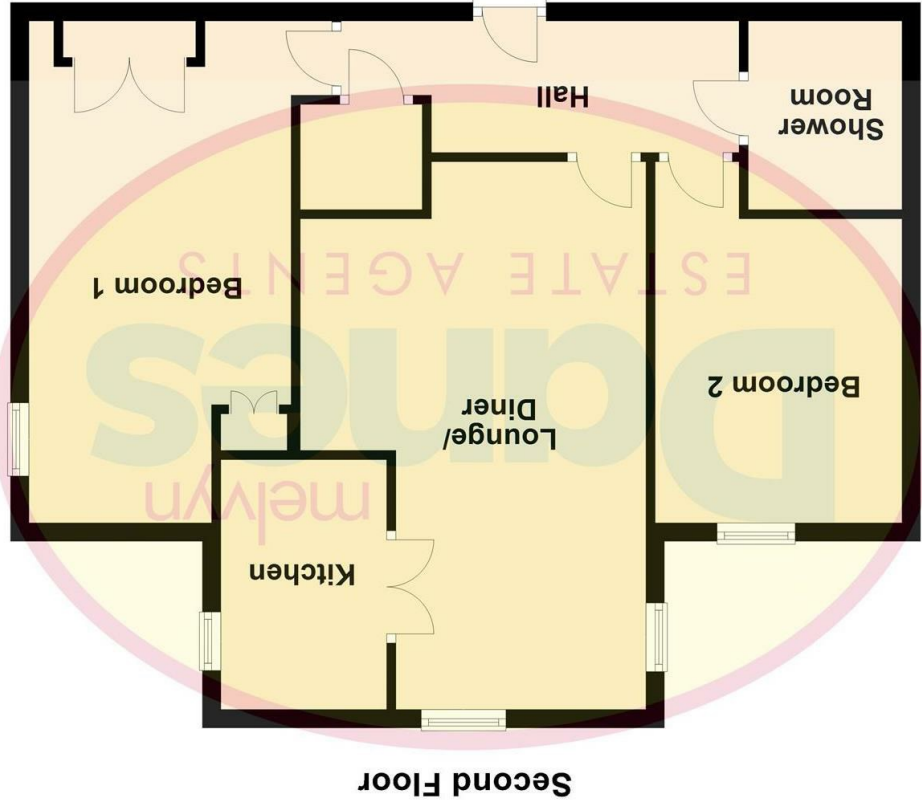
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact 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 or 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.

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 connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.



Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

24 Aynsley Court, Union Road Shirley Solihull B90 3DQ
Council Tax Band: D



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.