melvyn Danes ESTATE AGENTS









51 MILLERS COURT, SHIRLEY, B90 2ND

OFFERS AROUND £89,950

- SECOND FLOOR APARTMENT
- LOUNGE DINER
- DOUBLE BEDROOM
- USEFUL STORAGE CUPBOARD
- VIEWING RECOMMENDED
- RECEPTION HALLWAY
- KITCHEN
- BATHROOM
- COMMUNAL GARDENS
- 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 on the site of an old mill, hence Millers Court, these modern flats 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 with 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 manager within the development and in addition to the communal lounge and kitchen, there is a guests bedroom which is available by prior booking. The grounds are neatly laid out with seating areas and car parking, and across the road from the development is a parade of local shops 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. A short walk will bring you to Shirley Railway Station, which offers services along the Stratford upon Avon to Birmingham line.

The main shopping area in Shirley is approximately one mile distant, 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 and the property is offered vacant or there is potentially an opportunity to buy it with the current tenant in situ.

SECURE COMMUNAL ENTRANCE



RECEPTION HALLWAY

THROUGH LOUNGE DINING ROOM
23'6" max x 10'9" max (7.16m max x 3.28m max)



FITTED KITCHEN
8'8" max x 7'8" max (2.64m max x 2.34m max)

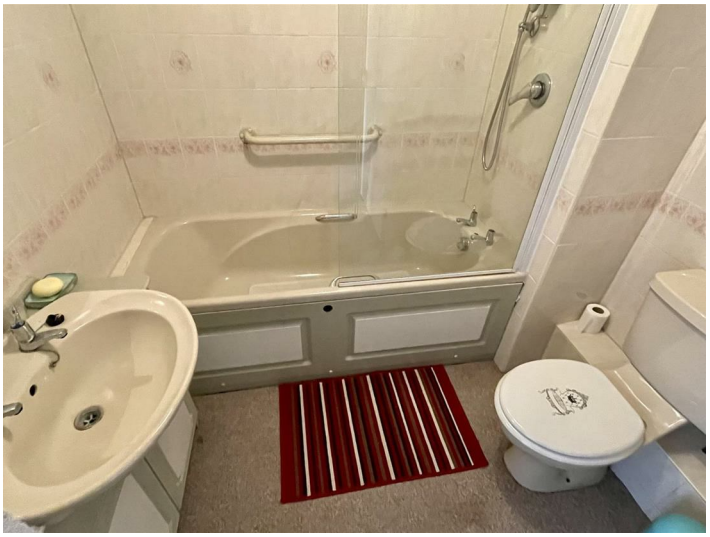


DOUBLE BEDROOM
15'10'' into rear of wardrobes x 9'4'' max





BATHROOM



OUTSIDE

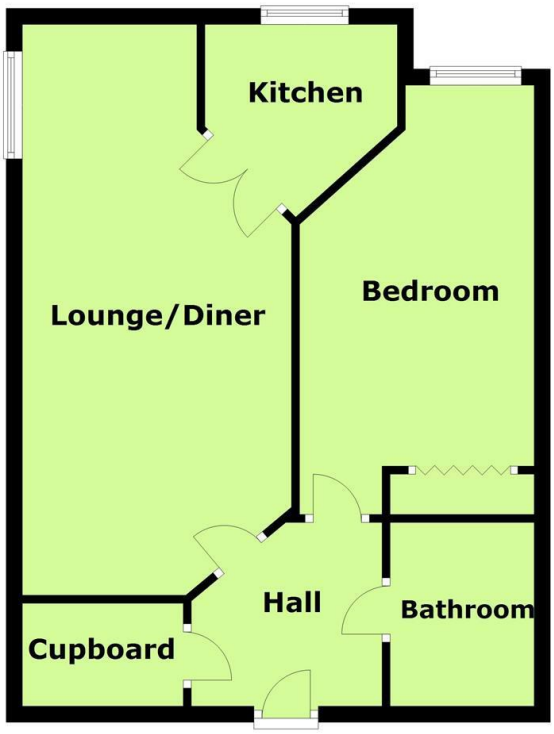
COMMUNAL GARDENS

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.

Second Floor

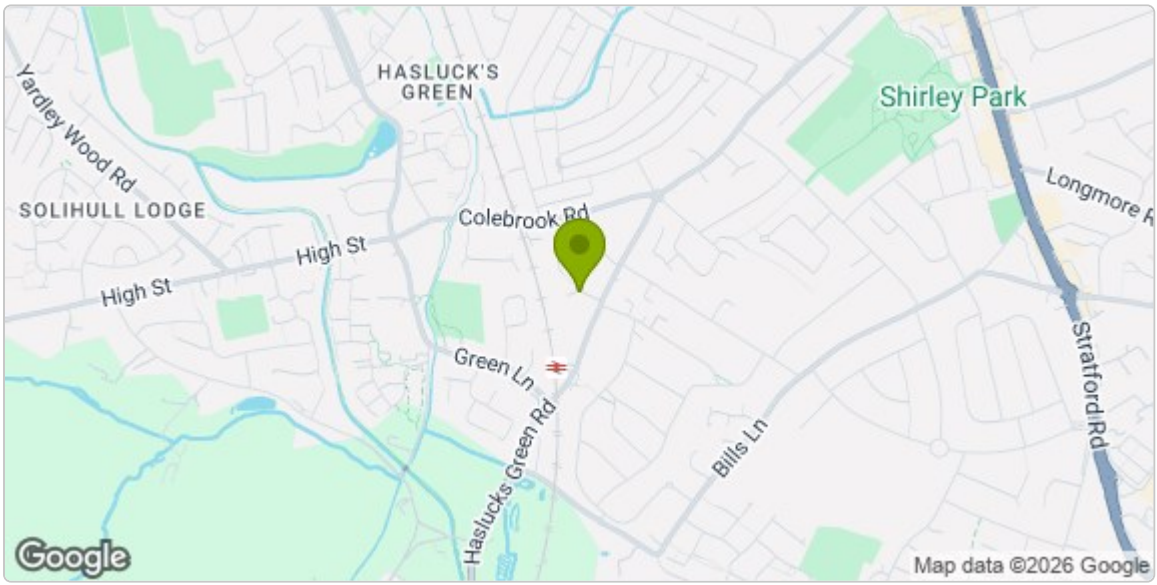


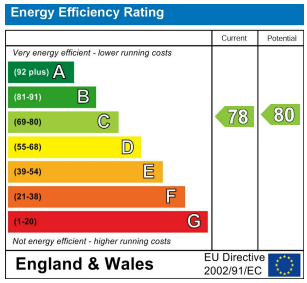
TENURE: We are advised that the property is Leasehold with approximately 98 years remaining. The service charge is £1,717 half yearly and the ground rent is £705 per annum.

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 5500 Mbps. Data taken from checker.ofcom.org.uk on 03/07/2026. Actual service availability at the property or speeds received may be different. MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 03/07/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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.

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 a purchase administration fee of £25 inclusive of VAT to cover these checks.





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