



Aynsley Court, Union Road, Shirley

Offers Around £112,500

- **RETIREMENT APARTMENT**
- **RECEPTION HALLWAY**
- **FITTED KITCHEN**
- **BATHROOM**
- **CONVENIENT POSITION**
- **SECOND FLOOR POSITION**
- **LOUNGE DINER**
- **TWO DOUBLE BEDROOMS**
- **COMMUNAL GARDENS**
- **NO UPWARD CHAIN**

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 $\frac{1}{2}$ 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 side and rear of the building. A front door opens directly to the

RECEPTION HALLWAY

Having two ceiling light points, night storage heater, useful storage cupboard and doors radiating off

LOUNGE DINER

19'4" max x 11'3" max (5.89m max x 3.43m max)



Having two wall light points, ceiling light point, two wall light points, night storage heater, decorative fireplace and double opening doors to the



FITTED KITCHEN

9'0" x 5'8" (2.74m x 1.73m)



Having UPVC double glazed window to the front, ceiling light point, wall and base mounted storage units with work

surfaces over having inset sink and drainer with mixer tap, electric oven and halogen hob with extractor canopy over, under counter fridge and freezer

BEDROOM ONE

17'7" x 9'0" max (5.36m x 2.74m max)



Having UPVC double glazed window to the rear, built in wardrobe, night storage heater and two wall light points

BEDROOM TWO

10'5" max x 8'10" max (3.18m max x 2.69m max)



Having UPVC double glazed window to the side, wall light point and night storage heater

BATHROOM



Having wall light point, full height wall tiling, electric heated towel rail, panelled bath with electric shower over, vanity unit with inset wash hand basin and low level WC

COMMUNAL GARDEN



Being for the use of all residents

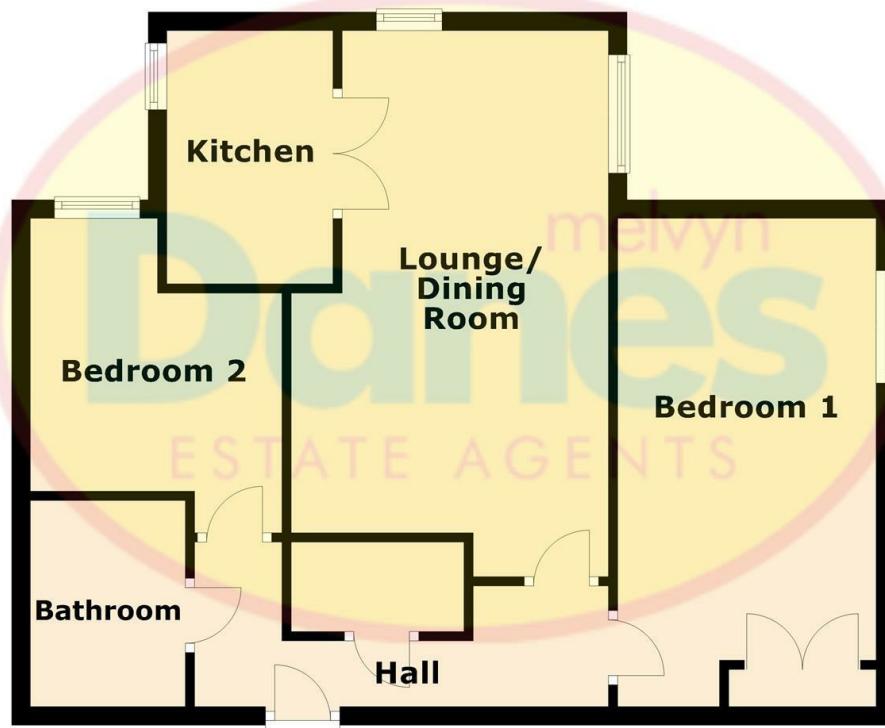
RESIDENTS PARKING AREA

Located to the rear of the building

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

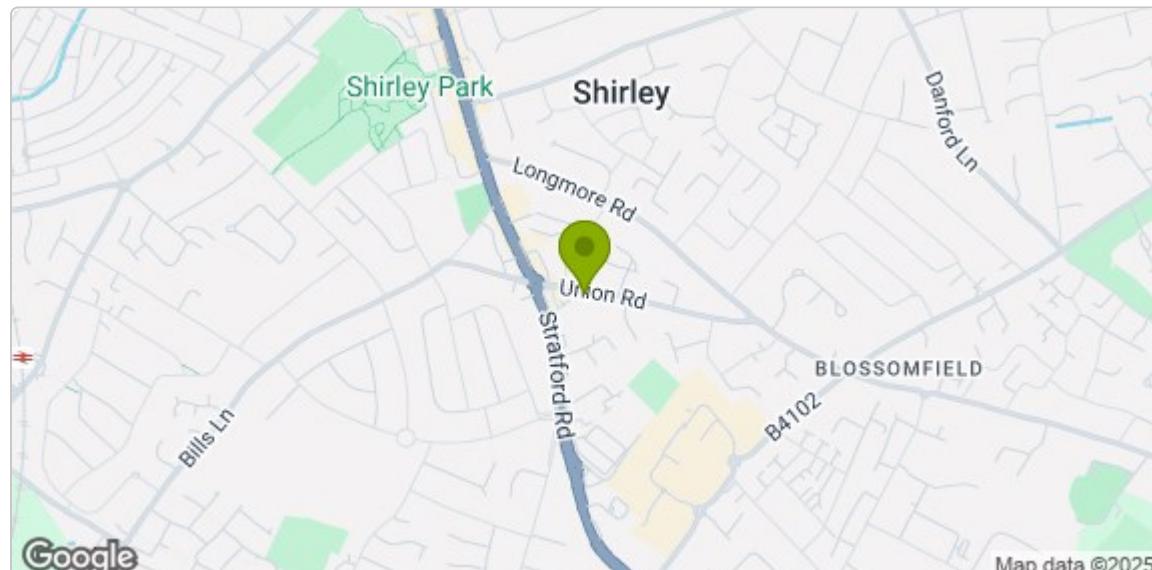
We are advised that the property is leasehold and we are advised that there are approximately 88 years remaining on the lease and it is subject to a half yearly ground rent of £289 and a half yearly service charge of £2512. These figures are subject to confirmation by any interested parties solicitor.

BROADBAND: We understand that the standard broadband download speed at the property is around 14 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 06/02/2025. 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 dependant on the provider(data taken from checker.ofcom.org.uk on 06/02/2025). 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 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 intending purchasers, we may use approved external



Full Postal Address:

29 Aynsley Court, Union Road
Shirley Solihull B90 3DQ

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	73	77
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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