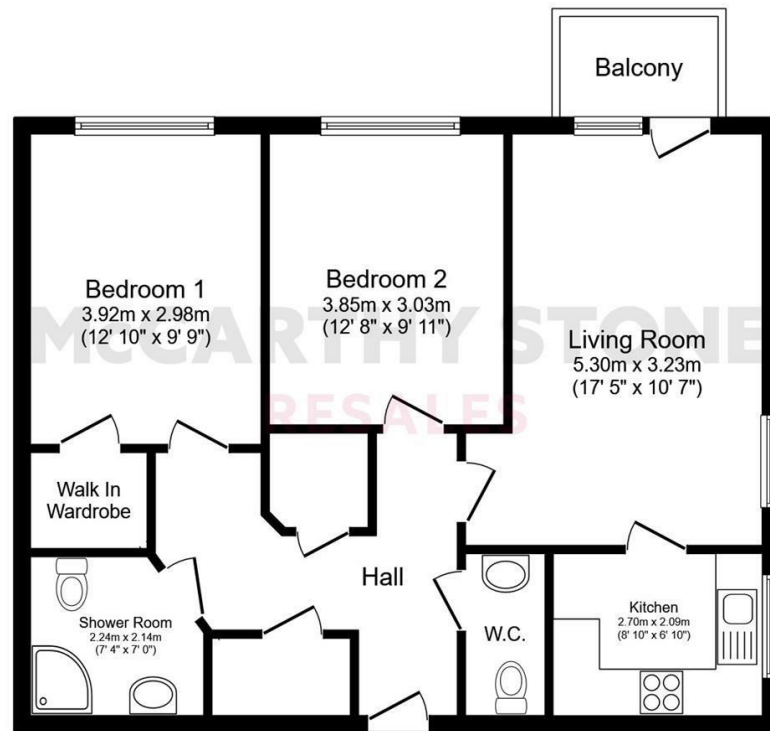


McCARTHY STONE RESALES

30 WHEATLEY PLACE CONNAUGHT CLOSE, SOLIHULL, B90 4GZ



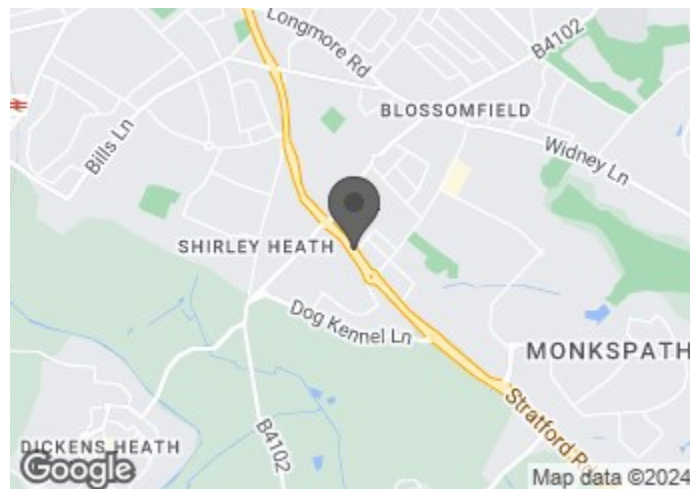
Total floor area 70.7 sq.m. (761 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		85	85



McCARTHY STONE RESALES

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Expect to be impressed by this beautifully presented two bedroom apartment situated on the first floor.

Offering modern and neutral decor with complimentary flooring throughout. The accommodation briefly comprises of a delightful lounge/diner with walk out balcony, modern fitted kitchen with integrated appliances, fully tiled shower room, two double bedrooms, master bedroom with walk in wardrobe. Guest WC

Having the added benefit of electric heating and clean air ventilation system. The development is well located for local amenities and excellent transport links. (Some furnishings can be available if required, by separate negotiation).

ASKING PRICE £325,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

30 WHEATLEY PLACE, CONNAUGHT CLOSE, SOLIHULL

WHEATLEY PLACE

In the heart of sought-after Shirley, Solihull, this stunning Retirement Living PLUS development comprises of 66 one and two bedroom retirement apartments for sale – exclusive to the over 70s, alongside some outstanding communal facilities, including a wonderful roof terrace, games room, exercise studio and wellness suite/spa.

Wheatley Place is located just a mile from Shirley's thriving high street areas in a quiet residential neighbourhood. You'll find post office, doctor's surgery, banks and building societies, as well as a host of shops, restaurants and pubs nearby, plus excellent transport links to central Birmingham and beyond. Discover Retirement Living with a big PLUS

In these delightfully hassle-free and high-spec Retirement Living PLUS apartments, we'll help you take care of the little things – as well as the bigger chores - so you can focus on doing what you love. You'd find all the benefits of a Retirement Living development but with thoughtful extra services that are there for you now, and in the future. This includes a friendly Manager onsite at all times and a chef run bistro, for when you don't feel like cooking – or just fancy a barista-style coffee with a friend. There's also an exercise studio for fitness classes, a games room for clubs, crafts and activities and a Wellness Suite/Spa for everything from beauty treatments and hairdressing to therapeutic massage. An hour's domestic support every week is included – more if you want it, plus the option of tailored personal care on tap if required.

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and

purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

ENTRANCE

A solid oak door with spy hole and letter box. Ceiling light fitting. Security door entry speech module and emergency intercom. Walk in storage cupboard. Additional cupboard housing the boiler which supplies hot water.

Doors off to the Living Room, both bedrooms, shower room and guest WC

LIVING ROOM

A generously sized dual aspect living room. Double glazed French doors lead to a delightful walk out balcony with an additional floor to ceiling window offering lots of natural light. Two ceiling light fittings. TV point and telephone point. Power points. Part glazed double wooden doors lead to the kitchen. Ample space for dining.

KITCHEN

Modern fitted kitchen with a range of high gloss wall and base storage units. Fitted roll edge work surfaces with splash back. Integrated fridge/freezer and dishwasher. Four ringed hob with chrome extractor hood above. Easy access mid level oven, with space above for a microwave. The sink unit and drainer sits beneath a double glazed window.

MASTER BEDROOM

A good sized master bedroom offers the benefit of a walk in wardrobe. Ceiling light fitting. TV and telephone point. Double glazed floor to ceiling window. Emergency pull-cord.

SHOWER ROOM

A purpose built wet room comprising; shower with shower curtain; wall mounted WC with concealed cistern; vanity unit wash hand basin with fitted mirror and light above. Emergency pull-cord.

BEDROOM TWO

Further double bedroom offering a variety of different uses. Ceiling light fitting. TV and telephone point. Double glazed window. Emergency pull-cord.

GUEST WC

A guest WC is conveniently located off the entrance hall and includes a wall mounted WC with concealed cistern; vanity unit wash hand basin. Emergency pull-cord.

2 BED | £325,000

PARKING

The apartment benefits from its own allocated parking space.

SERVICE CHARGE (RLP)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £10,749.52 per annum (up to financial year end 29/02/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

LEASE INFORMATION

The apartment benefits from a 999 lease from 1st Jan 2022

GROUND RENT

Ground rent: £510 per annum
Ground rent review: 1st Jan 2037

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

