



Woolmans Lodge, Shirley

Asking Price £259,950

- RECEPTION HALLWAY
- DUAL ASPECT LOUNGE DINER
- TWO DOUBLE BEDROOMS
- COMMUNAL GARDENS
- VIEWING ESSENTIAL
- GUEST CLOAKS WC
- FITTED KITCHEN
- SHOWER ROOM
- RESIDENTS PARKING
- NO UPWARD CHAIN

Constructed by Churchill Retirement within the last 6 years, this exclusive development of luxury apartments were built specifically for the retirement market on the site of the old Woolmans Nursery. Churchill have developed property for the retirement market for many years 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 intercom video call system at ground floor level which is viewable from each apartment.

There is a house manager within the development and on the ground floor there is direct access from the communal lounge into the well tended communal gardens. The development as a whole benefits from a number of facilities including a guest suite and residents lounge with bar. The well illuminated corridors are wide and stylishly decorated.

Located on Solihull Road, the development is ideally situated to take advantage of all of the facilities. Within one mile is the centre of Shirley which offers a variety of shopping facilities and hostleries. Along Solihull Road runs regular bus services into Solihull Town Centre and back into the heart of Shirley.

Number 31 occupies a prime position to the rear of the development which has an independent entrance from the rear parking area where secure automatic doors open to an entrance foyer with stairs that rise directly to the first floor where the apartment can immediately be found on the left hand side and a panelled front door opens to the

RECEPTION HALLWAY

Having ceiling light point, central heating radiator, secure intercom telephone with camera, airing cupboard, useful storage cupboard and doors opening to the lounge diner, two bedrooms, shower room and guest cloaks WC

GUEST CLOAKS WC



Having ceiling light point, heated towel rail, concealed cistern WC and wash hand basin

THROUGH LOUNGE DINING ROOM 18'10" max x 12'10" max (5.74m max x 3.91m max)



Having UPVC double glazed Juliette style balcony to the rear and three sided bay window to the side, two ceiling light points, central heating radiator, useful storage cupboard and door opening to the kitchen

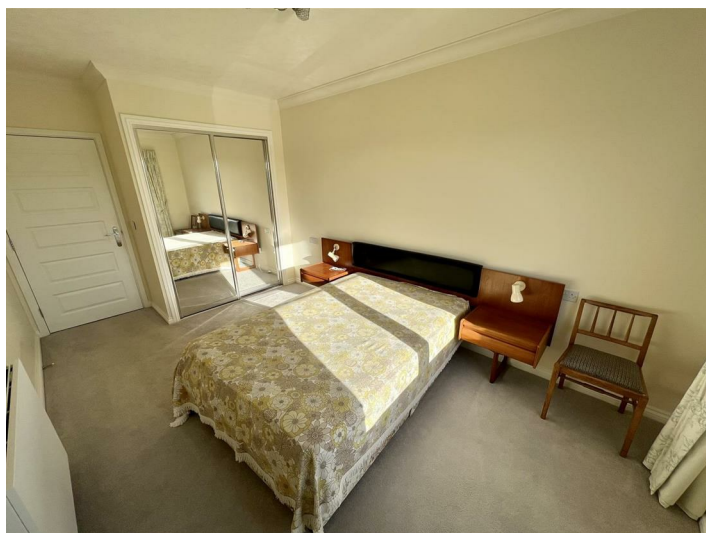
FITTED KITCHEN 7'6" x 7'0" (2.29m x 2.13m)



Having UPVC double glazed window to the rear, recessed ceiling spotlights, electric wall heater and being fitted with a range of modern wall and base mounted storage units with work surfaces over incorporating sink and drainer, integrated electric oven, halogen hob with extractor canopy over, integrated fridge and freezer

BEDROOM ONE

16'2" max x 9'2" max (4.93m max x 2.79m max)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

BEDROOM TWO

16'2" max x 8'3" max (4.93m max x 2.51m max)



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

SHOWER ROOM



Having recessed ceiling spotlights, heated towel rail, corner quadrant shower cubicle, concealed cistern low level WC, vanity wash hand basin with unit and mirror behind and full height wall tiling

OUTSIDE

COMMUNAL GARDENS



Accessed from the residents lounge and being well tended with sitting areas and areas of planting. To the side of the property is a covered scooter charging area.

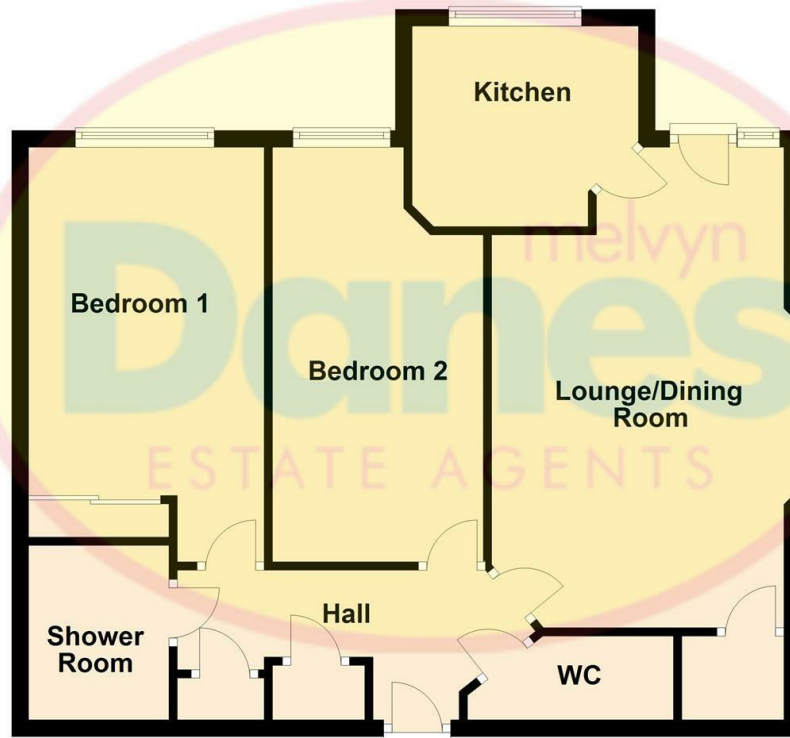
RESIDENTS PARKING AREA

Being located to the front and rear of the development

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.

First Floor



TENURE

We are advised that the property is leasehold with 999 years from 1st December 2017 and we are advised by the seller that there is a current annual service charge payable in the region of £5046.48 and this includes the hot water, heating within the property, building insurance, window cleaning and grounds maintenance. £625 ground rent – we have not confirmed this information as yet and any interested party is advised to seek confirmation of this.

VIEWING

By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:

31 Woolmans Lodge Shirley
Solihull B90 3HL

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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