



12-18 Union Road, Shirley

£795 Per Month

- REFURBISHED APARTMENT
- LOUNGE DINER
- DOUBLE BEDROOM
- COMMUNAL GARDENS
- VIEWING ESSENTIAL
- RECEPTION HALLWAY
- MODERN KITCHEN
- REFITTED SHOWER ROOM
- RESIDENTS PARKING

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 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.

Number 25 is located on the second floor overlooking the front of the development and has been the subject of a recent re-decoration and re-carpeting of the property along with a refresh of the kitchen.

From exiting the lift, the apartment is situated almost immediately to the left and as is accessed via a front door which opens directly to the

RECEPTION HALLWAY

Having coved cornicing to ceiling, ceiling light point, loft hatch access security entrance phone and doors off to lounge diner, bedroom, shower room and

LARGE AIRING/STORE CUPBOARD

having shelving and wall light point

LOUNGE DINING ROOM

17'8" x 11'5" max (5.38m x 3.48m max)

Having UPVC double glazed window overlooking the front aspect, decorative Adams style fire surround, night storage heater, emergency pull cord, two wall light points, ceiling light point, coved cornicing to ceiling and double opening obscure glazed doors opening to the

MODERN KITCHEN

9'0" x 5'9" (2.74m x 1.75m)

Having UPVC double glazed window overlooking the front elevation, wall light point, range of wall and base mounted

storage units with roll edged work surfaces over incorporating electric halogen hob with extractor canopy over, integrated electric oven, two under work surface appliance spaces, coved cornicing to ceiling, wall tiling and emergency pull cord

DOUBLE BEDROOM

15'6" x 8'9" overall (4.72m x 2.67m overall)

Having coved cornicing to ceiling, wall light point, night storage heater, emergency pull cord, UPVC double glazed window to the front and built in wardrobes providing hanging rail and shelf storage

REFITTED SHOWER ROOM

Having glazed corner shower enclosure, vanity unit with inset wash hand basin, low level WC, coved cornicing to ceiling, full height wall tiling, electric heated towel rail, extractor fan and wall light point

OUTSIDE

COMMUNAL GARDENS

Being well tended and for the use of all residents

RESIDENTS PARKING AREA

Accessed from Union Road and having secure door into 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.

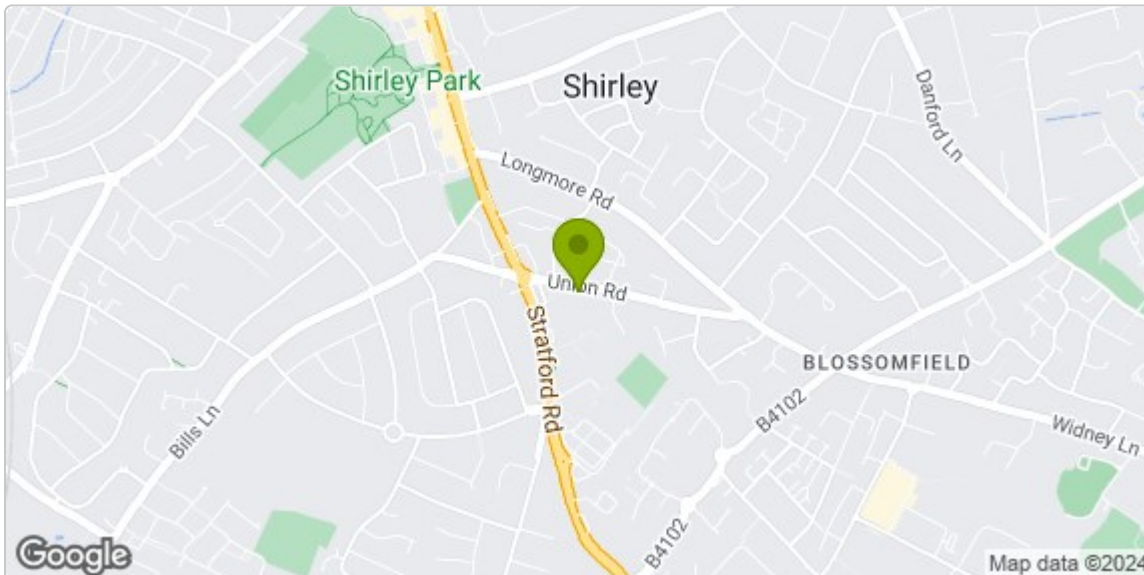
Second Floor



LOCATION

From our Shirley Office turn left onto Union Road at the traffic island where Aynsley Court can be found on the right hand side, just past the junction with Moreton Road.

COUCIL TAX - Band C



Full Postal Address:
Flat 25 Aynsley Court 12-18
Union Road Shirley Solihull
B90 3DQ

Council Tax Band: C

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		
England & Wales	EU Directive 2002/91/EC	

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