



# Haslucks Green Road, Shirley

## Offers Around £134,950

- RETIREMENT APARTMENT
- LOUNGE DINER
- TWO DOUBLE BEDROOMS
- COMMUNAL GARDENS
- SECOND FLOOR POSITION
- RECEPTION HALLWAY
- KITCHEN
- SHOWER ROOM
- RESIDENTS PARKING
- NO UPWARD CHAIN

Constructed by McCarthy & Stone on the site of an old mill, hence Millers Court, these modern 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 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.

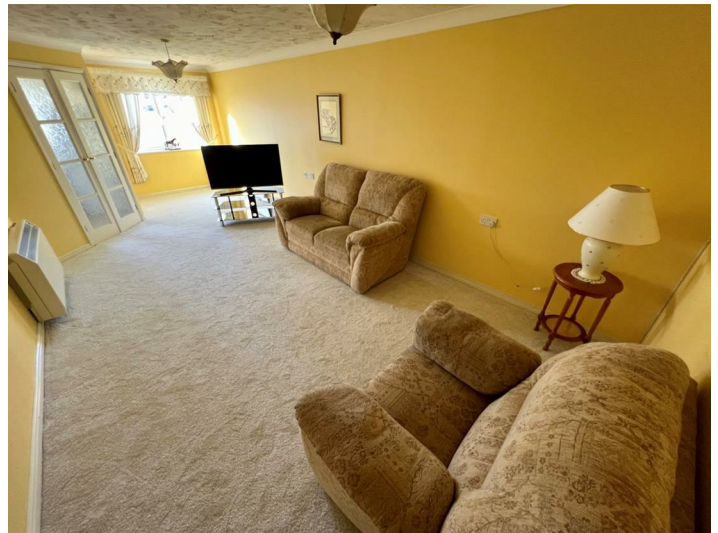
The main shopping area in Shirley is approximately one mile distant, and here one will find an excellent array of shops ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. We would estimate that a journey by car of some three miles 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.

An ideal location for this well presented apartment which is situated on the second floor a short walk from the lift. A panelled front door opens directly to the

### RECEPTION HALLWAY

Having ceiling light point, night storage heater, useful cloaks cupboard, airing cupboard and doors opening to the lounge diner, two bedrooms and shower room

### LOUNGE DINER 24'7" max x 10'8" maximum (7.49m max x 3.25m maximum)



Having UPVC double glazed window overlooking the communal gardens, two ceiling light points, night storage heater and double opening glazed doors leading to the kitchen



**KITCHEN**  
**7'7" max x 7'2" max (2.31m max x 2.18m max)**



Having UPVC double glazed window overlooking the communal gardens, ceiling light point and being fitted with a range of wall and base mounted storage units with work surfaces over incorporating sink and drainer, integrated electric oven, halogen hob with extractor canopy over and appliance space undercounter and full height space for a fridge freezer

**BEDROOM ONE**  
**13'8" x 9'5" (4.17m x 2.87m)**



Having UPVC double glazed window overlooking the communal gardens, ceiling light point, night storage heater and built in wardrobes

**BEDROOM TWO**  
**13'8" max x 9'7" max (4.17m max x 2.92m max)**

Having UPVC double glazed window overlooking the communal gardens, ceiling light point and electric panel heater

**SHOWER ROOM**

Having ceiling light point, electric heated towel rail, extractor fan, tandem shower cubicle with glazed doors, vanity wash hand basin and low level WC

**OUTSIDE**

**COMMUNAL GARDENS**



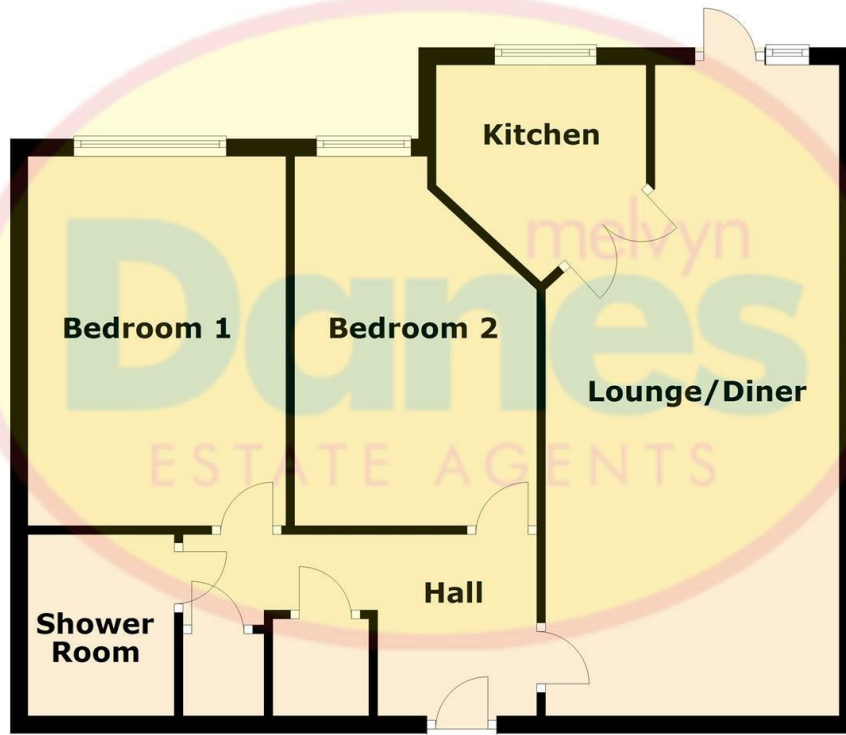
Being secure and well tended and for the use of all residents

**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 and we are advised that there are approximately 102 years remaining on the lease and it is subject to a ground rent of £192.50 per half year and a service charge which is approximately £2218 per half year.

#### VIEWING

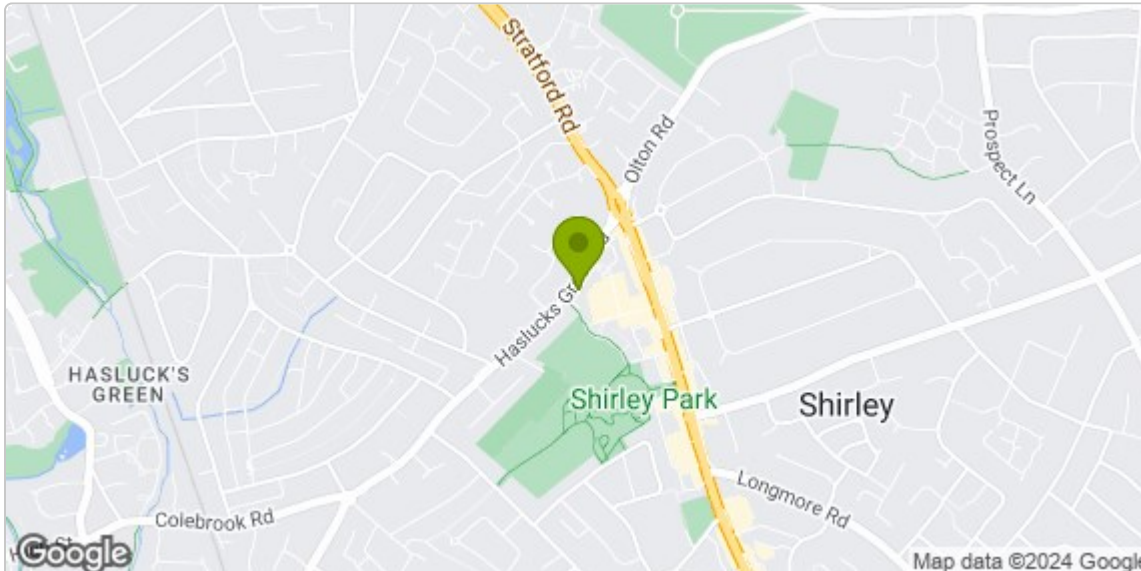
By appointment only please with the Shirley office on 0121 744 2801

#### 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:

Flat 57 Millers Court Haslucks  
Green Road Shirley Solihull  
B90 2ND

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	81
England & Wales	EU Directive 2002/91/EC	

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