



Haslucks Green Road, Shirley

Offers Around £109,950

- RETIREMENT APARTMENT
- SECURE COMMUNAL ENTRANCE
- LOUNGE DINER
- DOUBLE BEDROOM
- COMMUNAL LOUNGE & GARDEN
- FIRST FLOOR
- HALLWAY
- KITCHEN
- BATHROOM
- RESIDENTS LAUNDRY

Constructed by McCarthy & Stone on the site of an old mill, hence Millers Court, these modern flats were built specifically for the over 60s 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 flat 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 guests bedroom with en suite 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 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 26 is located on the first floor which is accessed via a lift and staircase. A front door opens from the communal hallway to the

HALLWAY

Having ceiling light point and doors off to the bedroom, bathroom, storage cupboard and

LOUNGE DINER 23'6" x 9'9" max (7.16m x 2.97m max)



Having double glazed window, two ceiling light points, electric storage heater, electric fire, coved corning to ceiling and double doors to

KITCHEN



Having double glazed window, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, electric oven, electric hob with extractor over, spaces for under counter fridge and freezer and ceiling light point

DOUBLE BEDROOM
13'8" x 9'3" (4.17m x 2.82m)



Having double glazed window, ceiling light point, electric heater, coved cornicing to ceiling and built in wardrobe with mirror doors

BATHROOM



Having panel bath with shower over, low level wc, vanity unit with wash hand basin, ceiling light point, heated towel rail, extractor fan and tiled walls

COMMUNAL GARDENS

Being very well tended and for the use of all residents

RESIDENTS LAUNDRY

Having washing machines and tumble dryers for residents to use

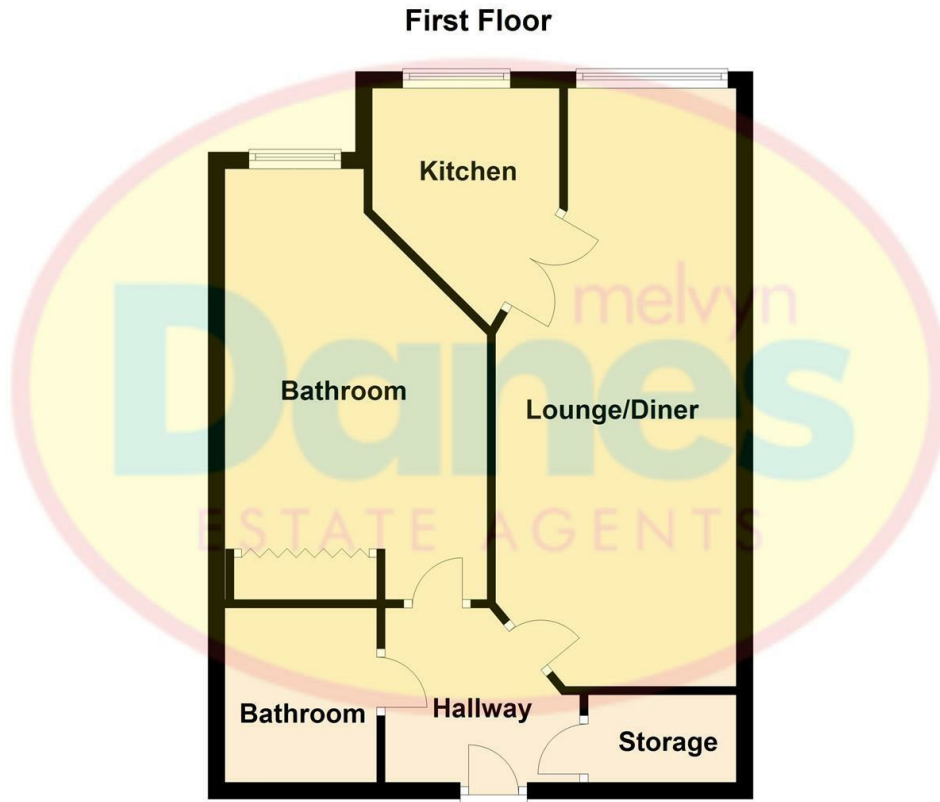
RESIDENTS LOUNGE



A nicely presented area for the residents to use for a range of organised activities

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.



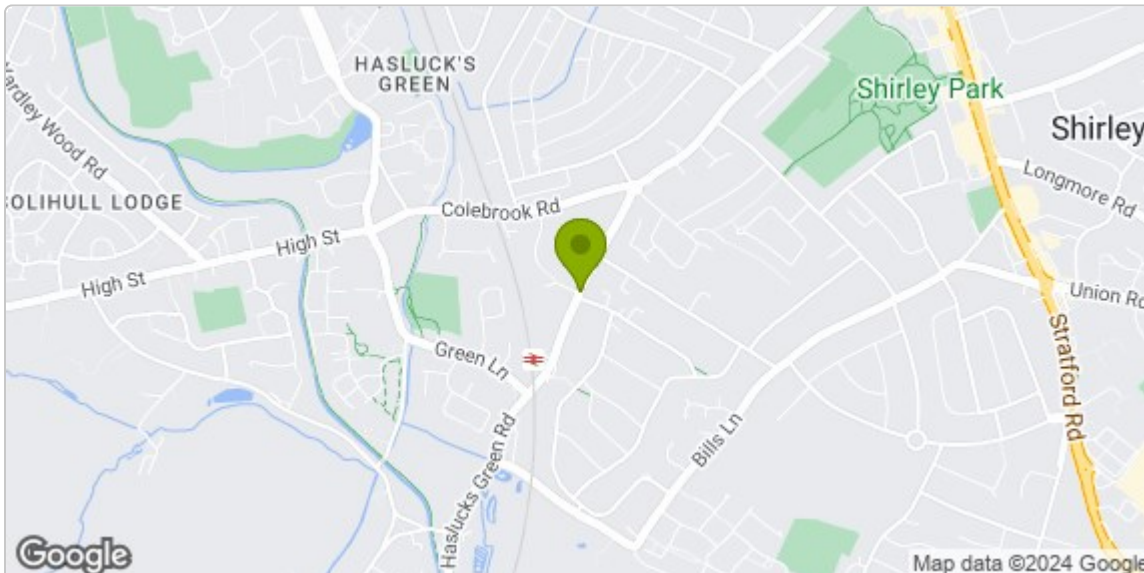
TENURE: We are advised that the property is Leasehold with approx 102 year remaining and the service charge is approx £2,957.84 per annum.

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

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: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
298 Haslucks Green Road
Shirley Solihull B90 2ND

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(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	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk