



Pegasus Court, Union Road, Shirley

Offers Around £180,000

- SECOND FLOOR APARTMENT
- RECEPTION HALLWAY
- KITCHEN
- BATHROOM
- COMMUNAL GARDENS
- SECURE COMMUNAL ENTRANCE
- LOUNGE DINER
- TWO DOUBLE BEDROOMS
- RESIDENTS FACILITIES
- NO UPWARD CHAIN

Occupying a convenient location in close proximity to the centre of Shirley, these purpose built executive apartments were built specifically for the over 60's with retirement, privacy and care in mind. There are ample facilities within the 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 a gated parking area and 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 house manager within the complex ensuring the smooth running of the development. The grounds are neatly laid out with seating areas and car parking, and around the corner from the development is a parade of local shops and Marks and Spencer convenience store (at the BP service station) serving everyday needs. Local bus services travel along the main Stratford Road which will take you into the town centre of Shirley, central Solihull or the City of Birmingham and its outlying suburbs.

In the main shopping area in Shirley 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 two 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.

This purpose built property is located on the second floor to the rear of the building which is accessed via a lift from the main reception area. From the landing a panelled white regency style front door opens to the

RECEPTION HALLWAY

Having ceiling light point, doors off to storage cupboards, the two bedrooms, bathroom and

LOUNGE DINER

26'0" max x 11'2" max (7.92m max x 3.40m max)



Having balcony style low slung window to the rear elevation, two ceiling light points, two electric storage heaters, four wall light points, coved cornicing to ceiling and doors leading to

KITCHEN

7'7" x 6'5" (2.31m x 1.96m)



Having double glazed window to front elevation, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, four ring electric hob with extractor over, built in electric oven, integrated fridge freezer, ceiling light point and coved cornicing to ceiling

BEDROOM ONE

15'3" max x 9'10" (4.65m max x 3.00m)



Having double glazed window to front elevation, ceiling light point, electric storage heater, built in wardrobe and coved cornicing to ceiling

BEDROOM TWO
15'3" max x 9'2" max (4.65m max x 2.79m max)



Having double glazed window to front elevation, ceiling light point, wall mounted electric heater and coved cornice to ceiling

BATHROOM

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

COMMUNAL LOUNGE

RESIDENTS LAUNDRY



OUTSIDE

COMMUNAL GARDENS



Being well tended and for the use of all residents

SECURE PARKING AREA



Having gated access to Union Road, and benefiting from direct access to 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.

Top Floor



LOCATION

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

TENURE

We are advised that the property is Leasehold with approx 106 years remaining and we are advised by the vendor that there is a current ground rent of £489 per year and service charge is appx £3,963 per year - as we are instructed by a corporate client in this regard it is advised that any interested party confirms these figures with their own solicitor.

COUNCIL TAX

We are advised that the property is Council Tax Band D

VIEWING

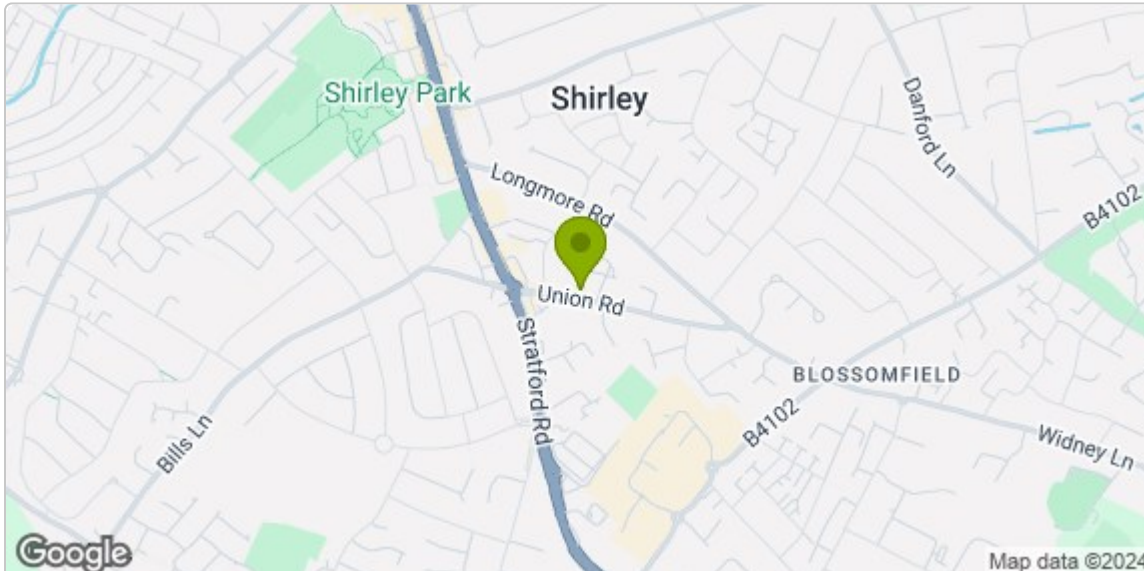
By appointment only please with the Shirley office on 0121 744 2801.

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:
38 Pegasus Court, Union Road
Shirley Solihull B90 3BU

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	80
(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