



# Haslucks Green Road, Shirley

## Offers Around £98,000

- GROUND FLOOR RETIREMENT APARTMENT
- HALLWAY
- LOUNGE DINER
- SHOWER ROOM
- RESIDENTS LAUNDRY
- SECURE COMMUNAL ENTRANCE
- KITCHEN
- DOUBLE BEDROOM
- RESIDENTS LOUNGE
- COMMUNAL GARDEN

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 3 is located on the ground floor. A front door opens from the communal hallway to the

### HALLWAY

Having ceiling light point, electric storage heater, coved cornicing to ceiling, door to storage cupboard housing the hot water cylinder and doors off to the bedroom, shower room and

### LOUNGE DINER

**14'3" max x 20'5" (4.34m max x 6.22m)**

Having double glazed door to the communal garden with double glazed window to the side, three ceiling light points, two electric storage heaters, coved cornicing to ceiling, electric fire and double doors opening to the

### KITCHEN

**8'8" x 7'7" (2.64m x 2.31m)**

Having double glazed window, a fitted kitchen with wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, space for fridge freezer, space and plumbing for dishwasher or washing machine, electric oven, four ring electric hob with extractor over, ceiling light point and coved cornicing to ceiling

### DOUBLE BEDROOM

**17'6" x 8'9" (5.33m x 2.67m)**

Having double glazed window, two ceiling light points, electric storage heater, built in wardrobe and coved cornicing to ceiling

### SHOWER ROOM

Having shower enclosure with sliding door and thermostatic shower, vanity unit with wash hand basin, low level wc, ceiling light point, electric heated towel rail and coved cornicing to ceiling

### 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

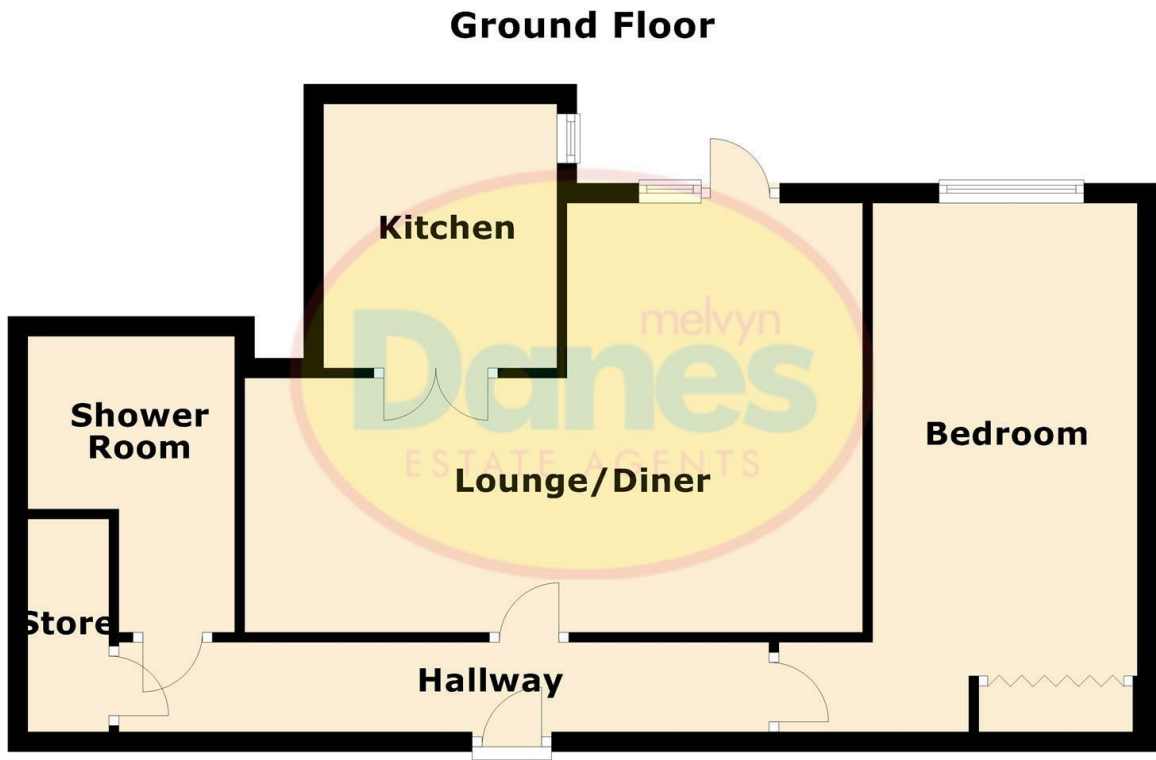


A nicely presented area for the residents to use for a range of organised activities



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.



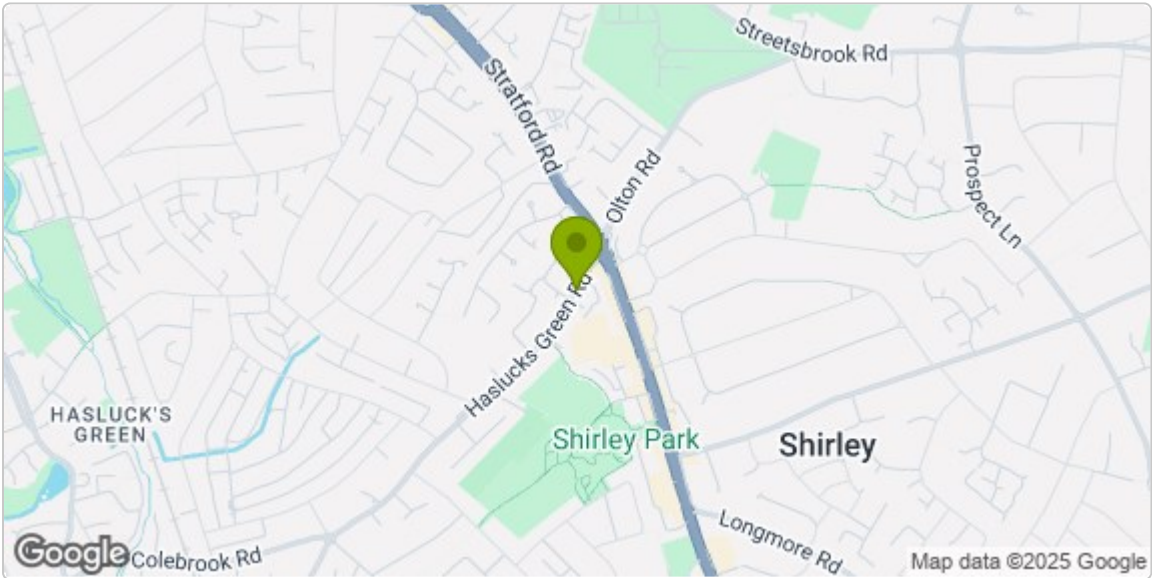
**TENURE:** We are advised that the property is Leasehold with approx 102 years remaining and the service charge is approx £2,957 per annum.

**BROADBAND:** We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 03/0/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to have current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 03/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**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:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
Millers Court, 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) <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		
England & Wales	EU Directive 2002/91/EC	