

melvyn
Danes
ESTATE AGENTS



Union Road

Shirley

Offers Around £239,950

Description

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.

An ideal location therefore for this very well presented ground floor apartment which occupies potentially one of the best positions in the development close to the rear access lobby and having direct access to the communal garden. The property does really require internal inspection to be appreciated.



Accommodation

RECEPTION HALLWAY

LOUNGE DINER

25'9" max x 11'1" max (7.85m max x 3.38m max)

FITTED KITCHEN

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

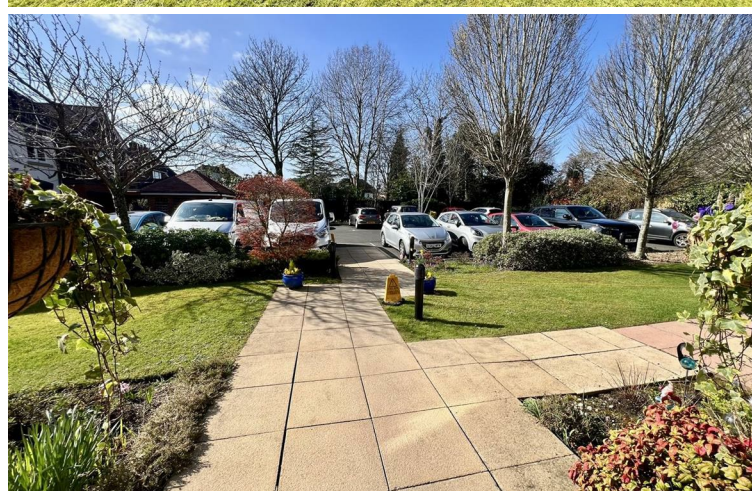
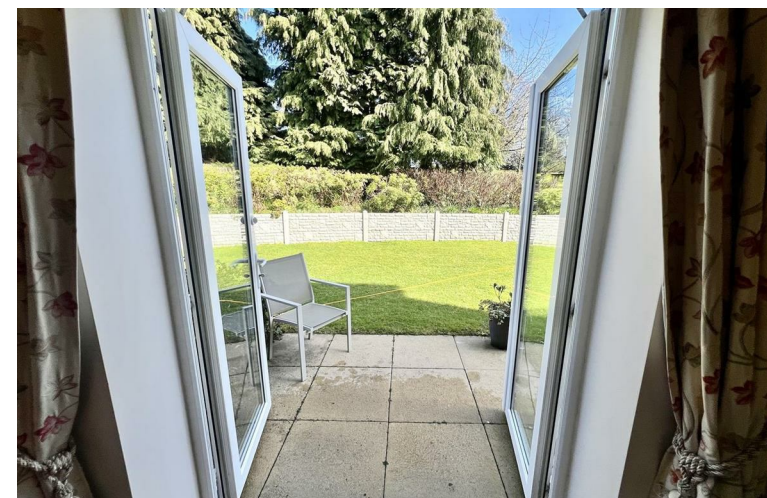
BEDROOM ONE

15'10" x 9'9" (4.83m x 2.97m)

BEDROOM TWO

13'2" x 9'2" (4.01m x 2.79m)

BATHROOM WITH SHOWER



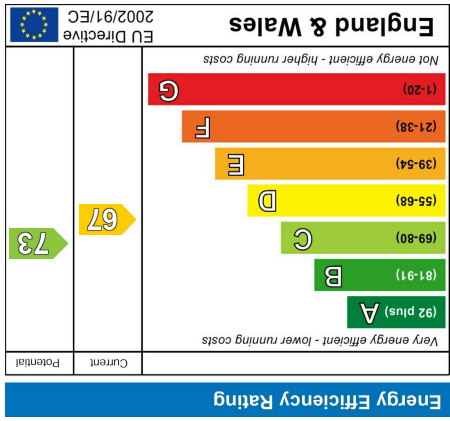
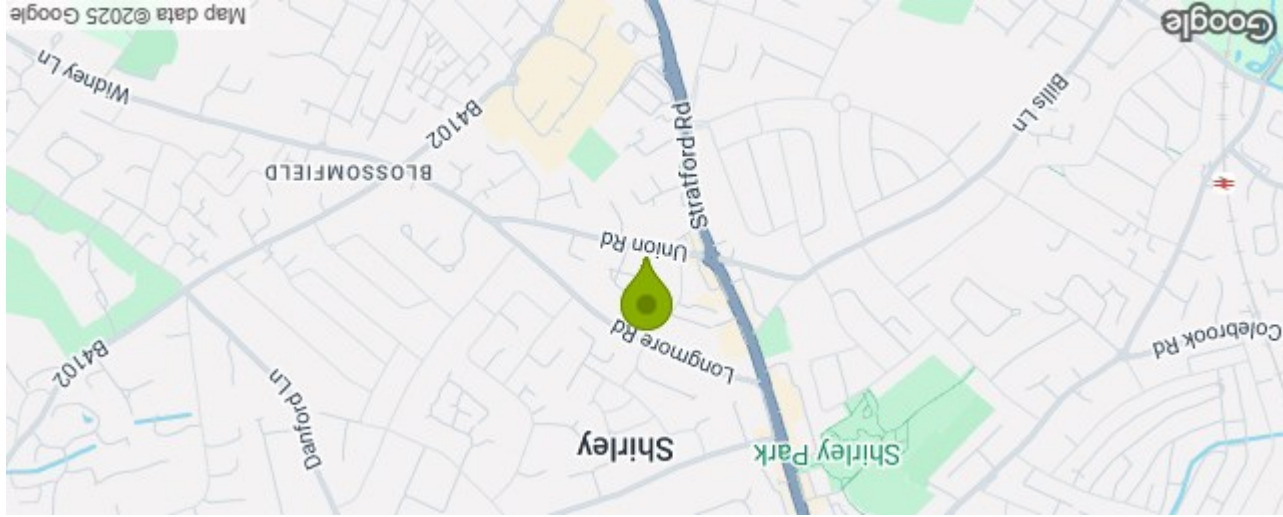
TENURE
We are advised that the property is leasehold and we are advised that there are approximately years remaining on the lease and it is subject to a half yearly ground rent of £25 and a half yearly service charge of approximately £1950. These figures are subject to confirmation by any interested parties solicitor.

BROADBAND: We understand that the standard broadband download speed at the property is around 16 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 1800 Mbps. Data taken from checker.ofcom.org.uk on 26/03/2025. Actual service availability at the property or speeds received may be different.

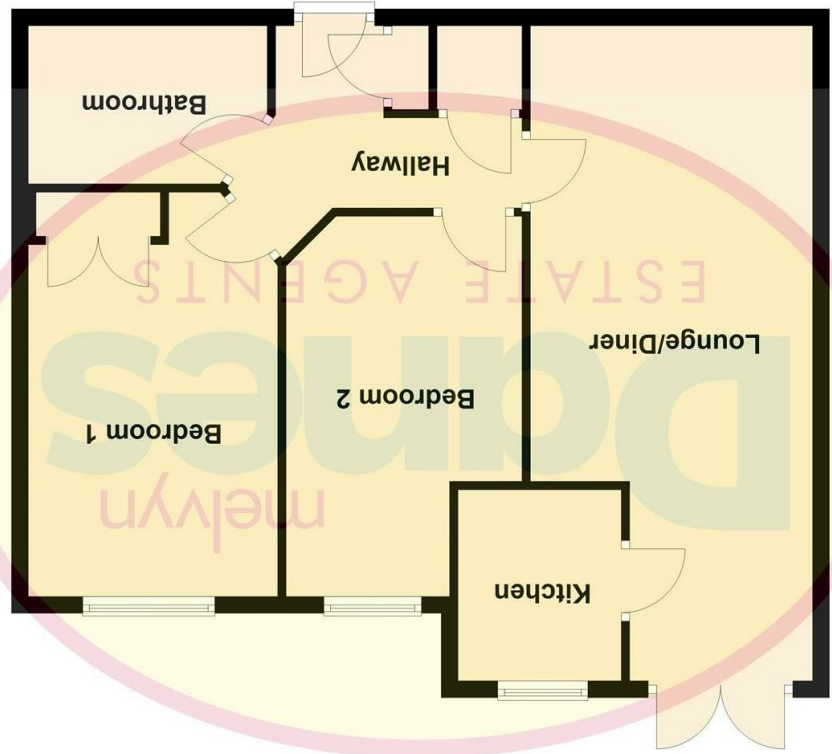
MOBILE: We understand that the property is likely to have/has limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 26/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network 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.



Union Road Shirley Solihull B90 3BU
Council Tax Band: D



Ground Floor

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.