



smarthomes

## Aynsley Court

Union Road, Shirley, B90 3DQ

- A Ground Floor Retirement Apartment
- One Double Bedroom
- No Upward Chain
- Adapted Shower Room

**£95,000**

EPC Rating - 82

Current Council Tax Band - C





## Property Description

The property is ideally situated to all local amenities including a doctors surgery, pharmacy, dentist, opticians, hairdressers and café all within a 2 minute walk. For shopping, just minutes away you'll find M&S food hall, Sainsburys' and ASDA supermarkets, as well as Sears Retail Park and Parkgate with an array of popular major retail names and eateries. Shirley high street also has a good variety of independently run outlets and a good choice of culturally diverse dining restaurants. Residents are particularly served well by regular bus and train services and easy access to junction 4 of the M42.



The building is set back from the main road and is accessed via secure communal entrance doors. Here you will find access to an array of communal facilities including the house manager's office, residents lounge, laundry room, guest suite, gardens and residents and visitors parking. There are stairs and lift access to all floors but this ground floor apartment is accessed via wooden front door leading through to



### **Private Entrance Hall**

With ceiling light point, coving to ceiling, storage cupboard, emergency pull cord and doors leading off to

### **Lounge to Front**

15' 1" x 9' 9" (4.6m x 2.97m) With double glazed windows and door leading to communal gardens, coving to ceiling, wall lighting, wall mounted storage heater, emergency pull cord and electric fireplace with marble effect hearth and decorative surround



### **Kitchen**

5' 3" x 6' 9" (1.6m x 2.06m) Being fitted with a range of wall, drawer and base units incorporating display shelving with laminate work surfaces, sink and drainer unit, tiling to splashback areas, under-cupboard lighting, four ring hob with extractor over, inset eye-level oven and grill, space for fridge and freezer and ceiling light point



### **Bedroom One to Front**

11' 11" x 8' 6" (3.63m x 2.59m) With double glazed window to front elevation, coving to ceiling, wall lighting, emergency pull cord, wall mounted storage heater and built-in wardrobe



### Adapted Shower Room

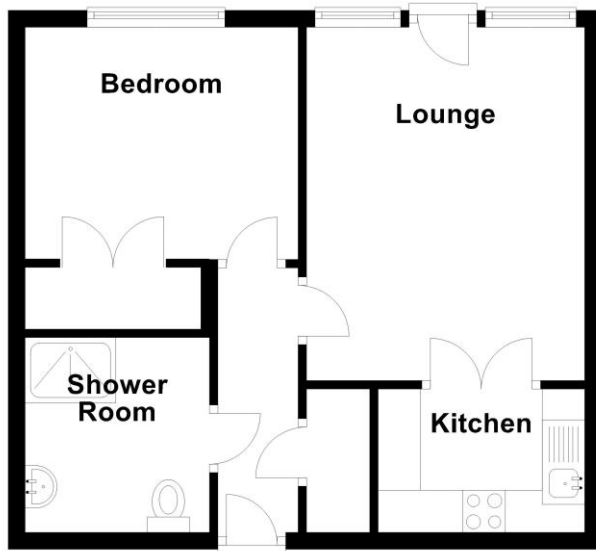
6' 4" x 5' 3" (1.93m x 1.6m) Being fitted with a low flush WC, pedestal wash hand basin, walk-in shower area with electric shower, wall mounted shower seat, grab rail, non-slip flooring and floor drain with complementary tiling to walls, heated towel rail, wall lighting and extractor

### Tenure

We are advised by the vendor that the property is leasehold with approx. 95 years remaining on the lease, a service charge of approx. £3350 per annum and a ground rent of approx. £513 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – C.



Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	82	83
(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>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.