



smarthomes

## Wheatley Place, Connaught Close

Shirley, Solihull, B90 4GZ

- Beautifully Presented First Floor Retirement Apartment
- Immaculately Presented
- Two Double Bedrooms
- No Upward Chain

**£315,000**

EPC Rating 85

Current Council Tax Band -D





## Property Description

This first-floor retirement apartment benefits from communal lounge, bar and private dining room, wellness suite, 24/7 onsite manager, roof terrace, landscaped gardens and on-site chef-run bistro. The property is accessed via secure communal entrance door leading through to a communal hallway with stairs and lift access to all floors.

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars.



Access to the property is through an oak door with spyglass leading through to

### **Entrance Hallway**

With downlighters to the ceiling, electric wall panel heater and doors radiating off to

### **Lounge**

17' 4" x 10' 5" (5.3m x 3.2m) With balcony overlooking the communal gardens, UPVC double glazed door to the balcony with window to the side and further UPVC double glazed window to the side elevation, two ceiling lights, electric wall panelled heater, TV aerial, electric power points and oak door through to



### **Kitchen**

6' 6" x 8' 6" (2.0m x 2.6m) A modern kitchen being fitted with a range of high gloss units with Rose gold handles, four ring induction hob with glass splash back and extractor over, eye level integrated Bosch oven, integrated Bosch dishwasher, integrated fridge freezer, ceiling light with extractor, Karndean effect wood laminate flooring, under cupboard lighting, sink and drainer unit with mixer tap and double glazed window to the rear elevation,



### **Master Bedroom**

12' 9" x 9' 6" (3.9m x 2.9m) Having a double glazed window overlooking communal gardens, ceiling light, electric wall mounted heater, pull cord, electric power points, TV aerial and door through to

### **Walk-In Wardrobe**

Fully fitted with drawers and hanging rails.

### **Bedroom Two**

12' 5" x 10' 2" (3.8m x 3.1m) Having a double glazed window overlooking communal gardens, ceiling light, pull cord, electric power points, TV aerial point and electric wall panel heater





**Wet Room**

7' 2" x 6' 10" (2.2m x 2.1m) Having sanitary ware by Roca with an enclosed cistern low level flush toilet, wash hand basin with mixer tap over and enclosed into a vanity unit, chrome ladder electric radiator, shaver socket, ceiling light, complementary tiling to all splash back areas, tiling to floor area and extractor


**Guest WC**

Having an enclosed cistern low level flush toilet, wash hand basin with mixer tap over enclosed into a vanity unit, ceiling light, extractor, complementary tiling to splash back areas and tiling to floor area.



**Tenure**

We are advised by the vendor that the property is leasehold with approx. 998 years remaining on the lease, a service charge of approx. £10,125.96 per annum and a ground rent of approx. £510 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 - D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(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 

316 Stratford Road  
 Shirley  
 Solihull  
 West Midlands  
 B90 3DN

www.smart-homes.co.uk  
 shirley@smart-homes.co.uk  
 0121 744 4144

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.