



smarthomes

Woolmans Lodge

Solihull Road, Shirley, B90 3HL

- A Beautifully Presented & Larger than Average First Floor Retirement Apartment
- Two Double Bedrooms
- Spacious Dual Aspect Lounge/Diner with Juliet Balcony
- Modern Kitchen, Guest W.C & No Upward Chain

Offers in Region of £240,000

EPC Rating - 84

Current Council Tax Band - D





Property Description

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. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



A beautifully presented and larger than average first floor retirement apartment in a sought after and convenient location and the benefit of no upward chain. Offering accommodation comprising a light filled hallway, spacious dual aspect lounge/diner overlooking communal gardens, modern kitchen, guest W.C, two large double bedrooms, modern shower room, residents parking and a range of communal facilities including residents lounge, laundry and guests suite. The property is located a short walk from bus stops leading to Solihull, Birmingham City Centre and Warwick and is within walking distance to doctors and Shirley High Street



The property is set back from the road behind a residents tarmac parking area with trees and shrubs leading to a secured access door giving access to a communal entrance hall. There are stairs and lift access to all floors and on the first floor a private front door leads into

Light Filled Entrance Hallway

With ceiling light point, UPVC double glazed window, useful storage cupboard and doors leading off to



Spacious Dual Aspect Lounge/Diner

19' 1" x 13' (5.82m x 3.96m) With UPVC double glazed bay window and a further UPVC double glazed door and window combo with Juliet balcony overlooking communal gardens, radiator, built in storage cupboard, two ceiling light points and glazed door to

Modern Fitted Kitchen to Rear

8' 3" x 8' (2.51m x 2.44m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over. Eye level electric oven, integrated washer/dryer, integrated fridge and freezer, metro tiling to splash back areas, wood effect flooring, ceiling light point and a double glazed window to the rear aspect



Double Bedroom One to Rear

16' 11" x 9' (5.16m x 2.74m) With double glazed window to rear elevation, fitted wardrobes, radiator and ceiling light point



Double Bedroom Two to Rear

16' 8" x 9' 4" (5.08m x 2.84m) With double glazed window to rear elevation, double fitted wardrobe, radiator and ceiling light point

Modern Shower Room

Being fitted with a modern white Roca suite comprising of a large corner shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and ceiling light point

Guest W.C

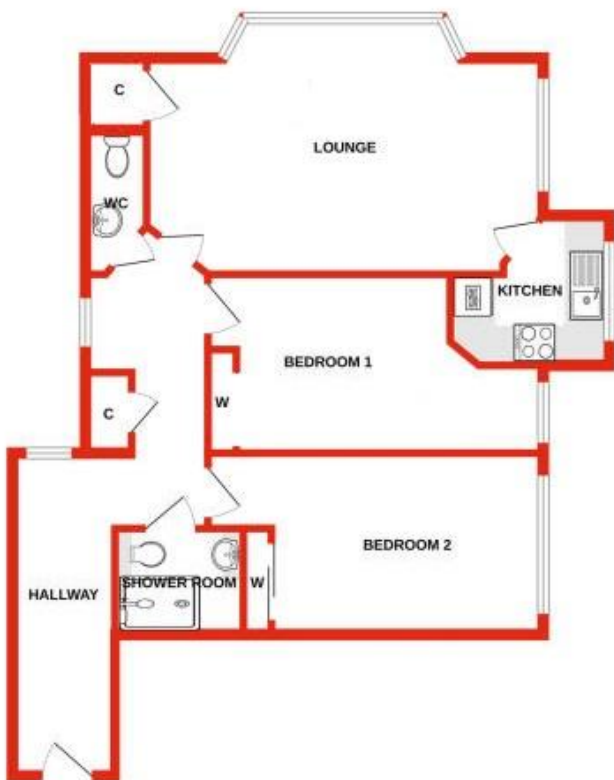
Being fitted with a modern white Roca suite comprising of a wall mounted wash hand basin and a low flush W.C. Chrome heated towel rail and ceiling light point

Outside

Having well maintained communal grounds and parking

Tenure

We are advised by the vendor that the property is leasehold with approx. 993 years remaining on the lease, a service charge of approx. £4,216.75 per annum (which includes central heating via the communal ground source heat pump) and a ground rent of approx. £575 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.