



## Millers Court, Haslucks Green Road

Shirley, Solihull

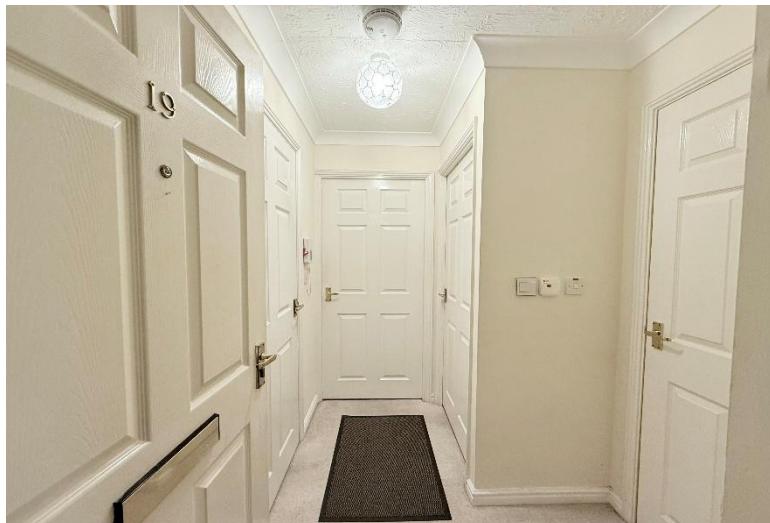
- A Well Presented One Bedroom Retirement Apartment
- Fitted Kitchen & Shower Room
- Landscaped Communal Gardens & Residents Parking
- No Upward Chain

**£99,950**

Current EPC Rating - C

Current Council Tax Band - C

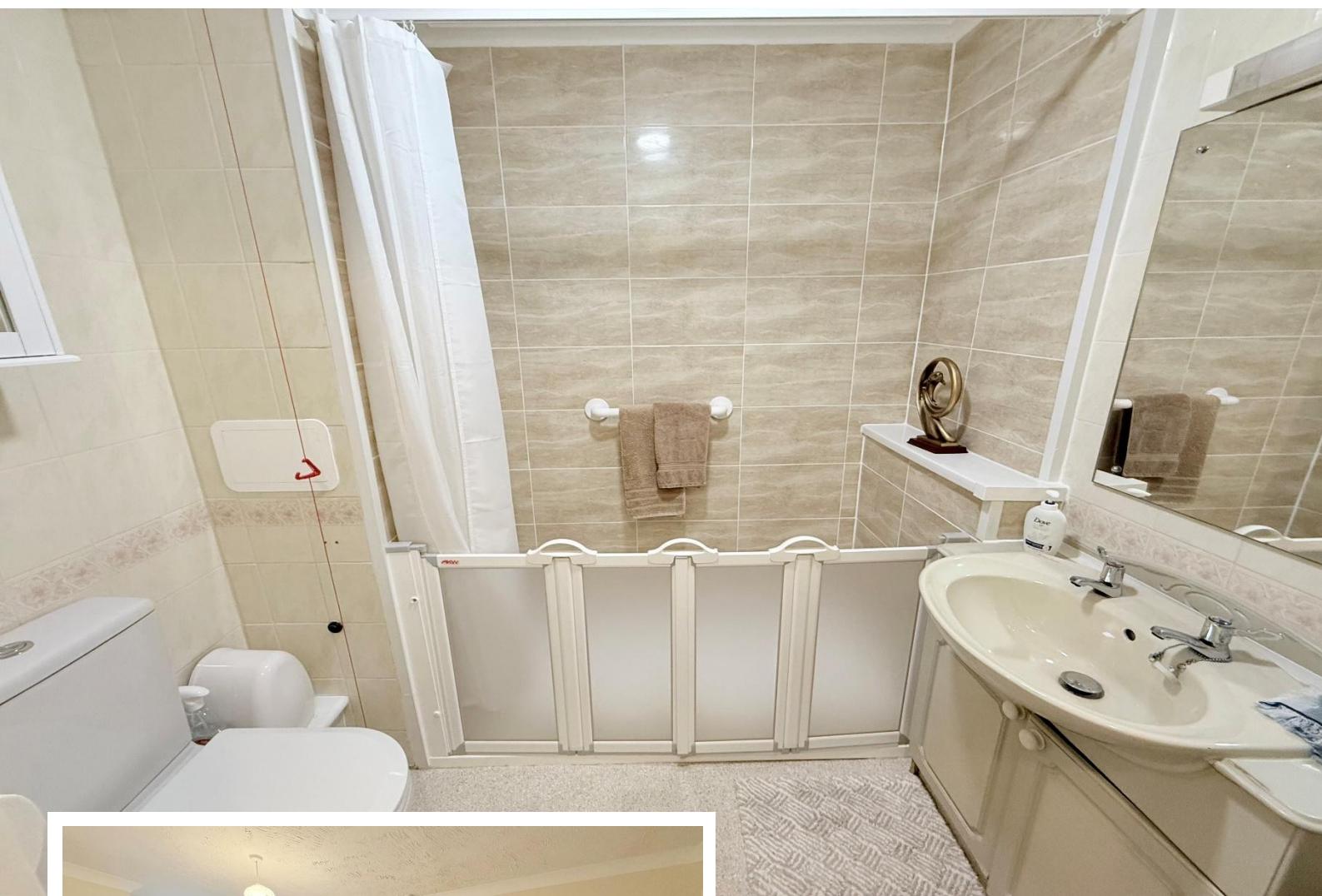




## Property Description

NO UPWARD CHAIN. A ground floor retirement apartment situated in a convenient location offering one double bedroom with fitted wardrobes, lounge/diner with direct access to rear communal gardens, fitted kitchen, shower room, on-site house manager, emergency pull cord alarm system, communal lounge, guest room, laundry and parking

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 gyms 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.



## Rooms & Measurements

Lounge/Diner 5.33m x 3.35m (17'6" x 11'0")

Fitted Kitchen 2.67m x 1.7m (8'9" x 5'7")

Double Bedroom 2.59m x 4.75m (8'6" x 15'7") (max to wardrobe frontage)

Shower Room 2.03m x 1.65m (6'8" x 5'5")

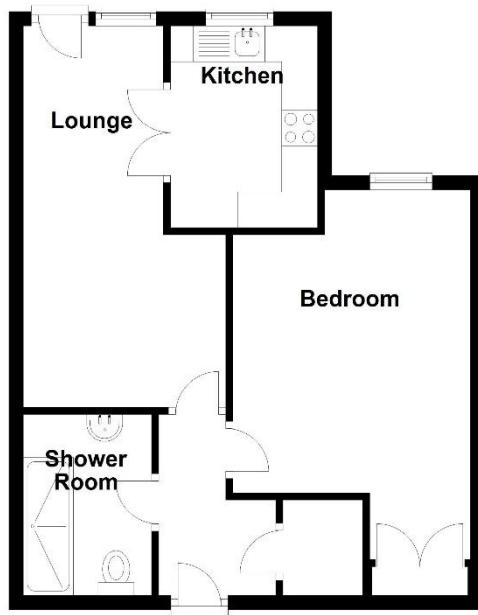
### Tenure

We are advised by the vendor that the property is leasehold with approx. 99 years remaining on the lease, a service charge of approx. £2,980.70 per annum and a ground rent of approx. £352 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C





### Ground Floor



Total area: approx. 44.8 sq. metres (482.0 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
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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.