



Phoenix House, Swallows Meadow

Shirley, Solihull

- A Very Well Presented Two Double Bedroom Retirement Flat
- Open Plan Lounge/Kitchen/Diner & Jack and Jill Shower Room
- A Variety of Communal Facilities, Gardens and Parking
- No Upward Chain

75% Share £140,000

Current EPC Rating - B
Current Council Tax Band - B





Property Description

A spacious and very well presented second floor apartment situated in a modern retirement development for the over 55's being sold on a 75% shared ownership basis. Benefiting from no upward chain, the accommodation comprises a spacious entrance hall, open plan lounge/kitchen/diner, two double bedrooms and a Jack and Jill wet room. On site carers can provide varying levels of personal care as required, and communal facilities include a restaurant where a cooked lunch is included every day, residents lounge and kitchen, laundry, shop, hairdressers, residents parking and communal gardens

Phoenix House is a purpose built development of 49 affordable, extra care apartments for rent and shared ownership via Solihull Care Housing Association. Extra care housing is intended to provide an independent life style within a safe, supportive and secure environment. A full time non resident scheme manager, together with a dedicated team of staff, trained to meet your care and support needs will give you and your loved ones complete peace of mind regarding your safety and well being. All purchasers must have a local connection.

The apartment benefits from facilities including an on site restaurant with a cooked lunch included every day (charge applicable), communal lounges with kitchen area to make drinks and snacks, hairdressing salon, on site shop, laundry, assisted bathrooms and two guest suites for visitor stays. There is also an on-site care team where one or more members of the team can be employed by a resident to provide varying levels of personal care as required



Rooms & Measurements

Open Plan Lounge/Kitchen/Diner 8.36m x 3.05m (27'5" x 10'0")

Double Bedroom One 5.56m x 3.07m (18'3" x 10'1")

Jack and Jill Wet Room 2.84m x 2.57m (9'4" x 8'5")

Double Bedroom Two 4.14m x 2.44m (13'7" x 8'0")

Tenure

We are advised by the vendor that the property is leasehold with approx. 104 years remaining on the lease and has an annual service charge of £6,024 which covers the heating, water, buildings insurance, the outside cleaning of the windows, the cleaning and maintenance of the communal areas and gardens and ground rent. The weekly lunch charge is approx. £23.00 per person for a three course lunch time meal every day. Varying levels of additional care are available at an extra charge. We are awaiting confirmation from the vendor's solicitor on these charges. 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 - B



316 Stratford Road
Shirley
Solihull
B90 3DN

www.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.