Union Road

Shirley

Offers In Excess Of £100,000

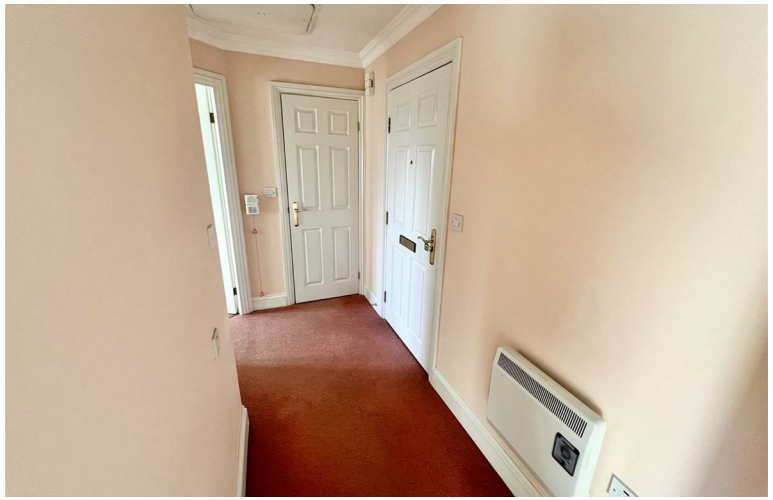
Description

Occupying a convenient location in close proximity to the centre of Shirley, these purpose built executive apartments were built specifically for the over 60's with retirement, privacy and care in mind. There are ample facilities within the development, which gives an opportunity for convivial conversation and meeting of people in the communal lounge, yet privacy within one's own home. Security is ensured by a gated parking area and an entry phone system at ground floor level. The apartment itself has strategically positioned emergency pull cords and telephone which will automatically seek assistance should it be required.

There is a house manager within the complex ensuring the smooth running of the development. The grounds are neatly laid out with seating areas and car parking, and around the corner from the development is a parade of local shops and Marks and Spencer convenience store (at the BP service station) serving everyday needs. Local bus services travel along the main Stratford Road which will take you into the town centre of Shirley, central Solihull or the City of Birmingham and its outlying suburbs.

In the main shopping area in Shirley one will find an excellent array of shops ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. We would estimate that a journey by car of some two miles will bring you to the junction of the A34 Stratford Road with the M42 motorway, which forms the hub of the national motorway network, and two junctions down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station, giving easy access for those wishing to holiday or those coming to visit.

An ideal location therefore for this well presented second floor apartment (lift access available), which occupies a fantastic position in the development. The property has a lounge diner with Juliette balcony, fitted kitchen, double bedroom with built in wardrobes, shower room and a hallway with a spacious storage cupboard. The property requires internal inspection to be appreciated.



Accommodation

HALLWAY

LOUNGE DINER

KITCHEN

DOUBLE BEDROOM

SHOWER ROOM

RESIDENTS FACILITIES

RESIDENTS LOUNGE

LAUNDRY

GYM

COMMUNAL GARDENS

SECURE PARKING

TENURE

We are advised that the property is Leasehold with approx 107 years remaining and we are advised by the vendor that there is a current ground rent of £399 per year and service charge is appx £3,436.96 yearly. These figures are subject to confirmation by any interested parties solicitor.

BROADBAND: We understand that the standard broadband download speed at the property is around 14 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 01/11/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that there is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available. (data taken from checker.ofcom.org.uk on 01/11/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

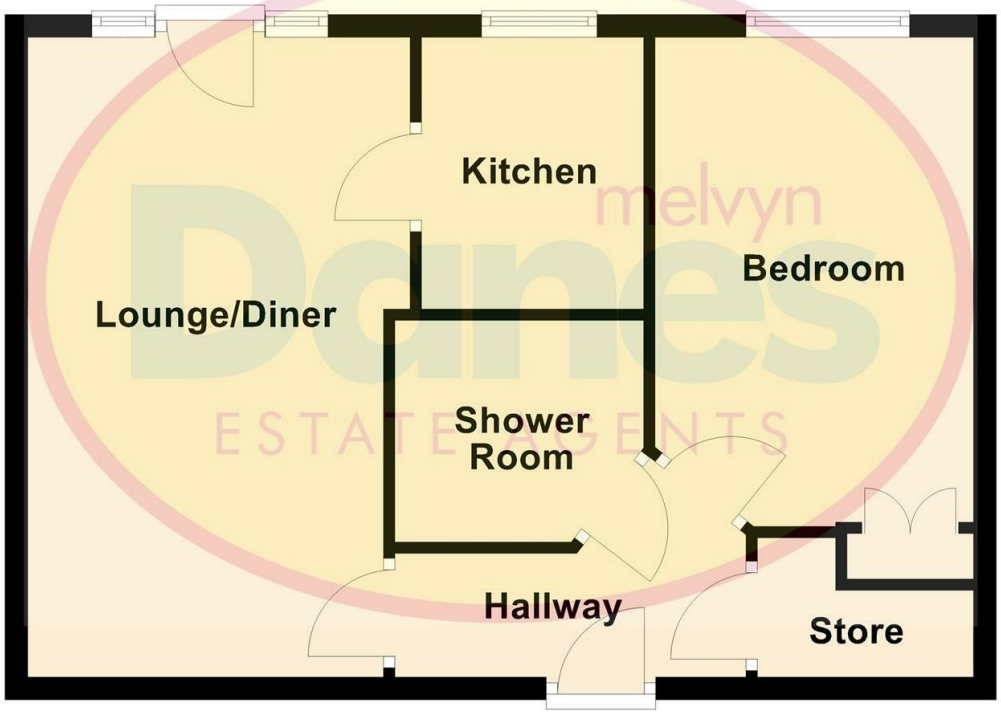
THE CONSUMER PROTECTION REGULATIONS

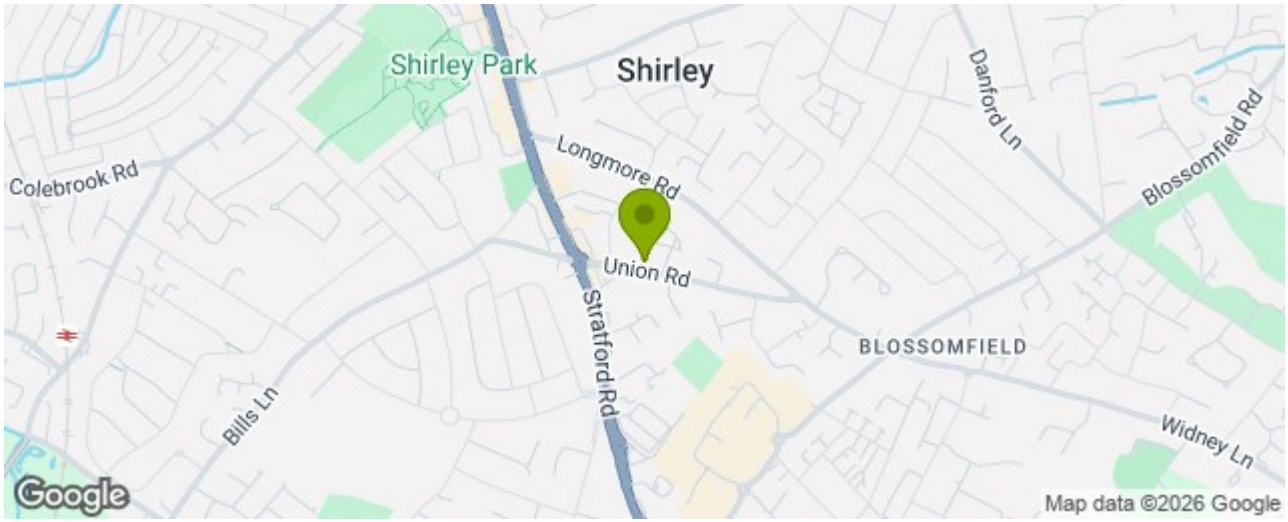
The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

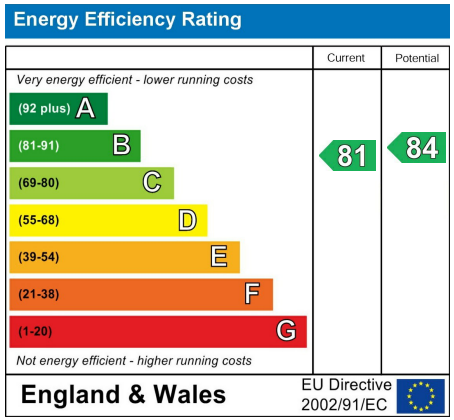
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Second Floor





29 Union Road Shirley Solihull B90 3BU
Council Tax Band: C



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

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