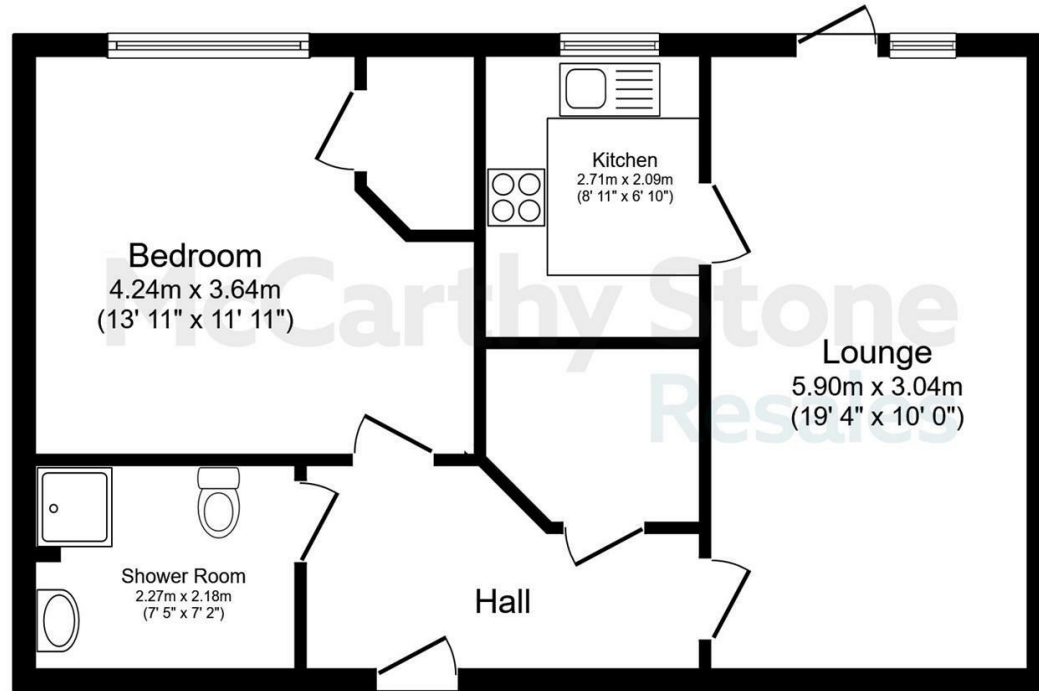


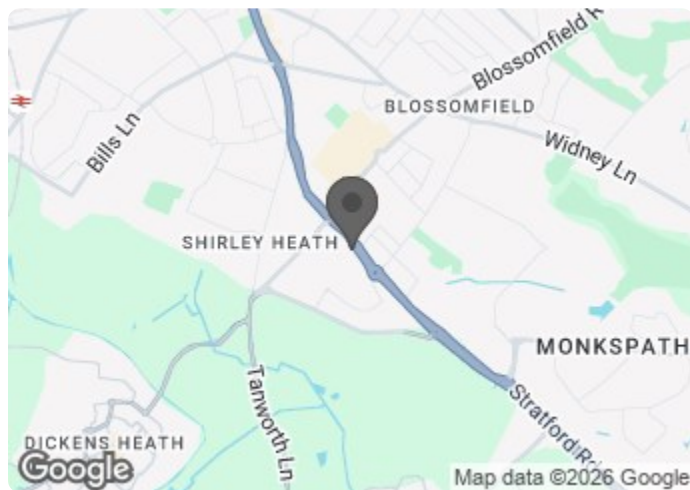
9 Wheatley Place

Connaught Close, Solihull, B90 4GZ



Total floor area 56.5 sq.m. (608 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Asking price £157,000 Leasehold

A one bedroom apartment situated on the ground floor of our McCarthy Stone Retirement Living Plus development for over 70's

Offering modern and neutral decor with complimentary flooring throughout. The accommodation briefly comprises of a delightful lounge/diner with door to a patio area, modern fitted kitchen with integrated appliances, fully tiled shower room, one double bedroom with walk in wardrobe.

Having the added benefit of electric heating and clean air ventilation system. The development is well located for local amenities and excellent transport links .

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Wheatley Place, Connaught Close, Solihull

1 bed | £157,000

Wheatley Place

In the heart of sought-after Shirley, Solihull, this stunning Retirement Living PLUS development comprises of 66 one and two bedroom retirement apartments for sale – exclusive to the over 70s, alongside some outstanding communal facilities, including a wonderful roof terrace, games room, exercise studio and wellness suite/spa.

Wheatley Place is located just a mile from Shirley's thriving high street areas in a quiet residential neighbourhood. You'll find post office, doctor's surgery, banks and building societies, as well as a host of shops, restaurants and pubs nearby, plus excellent transport links to central Birmingham and beyond. Discover Retirement Living with a big PLUS

In these delightfully hassle-free and high-spec Retirement Living PLUS apartments, we'll help you take care of the little things – as well as the bigger chores - so you can focus on doing what you love. You'd find all the benefits of a Retirement Living development but with thoughtful extra services that are there for you now, and in the future. This includes a friendly Manager onsite at all times and a chef run bistro, for when you don't feel like cooking – or just fancy a barista-style coffee with a friend. There's also an exercise studio for fitness classes, a games room for clubs, crafts and activities and a Wellness Suite/Spa for everything from beauty treatments and hairdressing to therapeutic massage. An hour's domestic support every week is included – more if you want it, plus the option of tailored personal care on tap if required.

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in

to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Entrance

A solid oak door with spy hole and letter box. Ceiling light fitting. Security door entry speech module and emergency intercom. Walk in storage cupboard with shelving houses the boiler which supplies hot water.

Doors off to the Living Room, bedroom and shower room.

Living Room

A generous living room has space for dining. Double glazed French doors lead to a delightful walk out patio area with an additional floor to ceiling window offering lots of natural light. Two ceiling light fittings. TV point and telephone point. Power points. Part glazed double wooden doors lead to the kitchen.

Kitchen

Modern fitted kitchen with a range of high gloss wall and base storage units. Fitted roll edge work surfaces with splash back. Integrated fridge/freezer and dishwasher. Four ringed hob with chrome extractor hood above. Easy access mid level oven, with space above for a microwave. The sink unit and drainer sits beneath a double glazed window.

Master Bedroom

A good sized master bedroom offers the benefit of a walk in wardrobe. Ceiling light fitting. TV and telephone point. Double glazed floor to ceiling window. Emergency pull-cord.

Shower Room

A purpose built wet room comprising; shower with shower curtain; wall mounted WC with concealed cistern; vanity unit wash hand basin with fitted mirror and light above. Emergency pull-cord.

Parking

The apartment does not come with an allocated parking space.

SERVICE CHARGE (RLP)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £8,642.27 per annum (for financial year ending 29/02/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease Information

The apartment benefits from a 999 lease from 1st Jan 2022

Ground Rent

Ground rent: £435 per annum
Ground rent review: 1st Jan 2037

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

