



smarthomes

## Aynsley Court, Union Road

Shirley, Solihull

- A Well Maintained Ground Floor Retirement Apartment
- Fitted Kitchen & Shower Room
- Two Good Size Bedrooms
- Lounge/Diner & No Upward Chain

**£99,950**

Current EPC Rating - C  
Current Council Tax Band - D





## Property Description

A ground floor retirement apartment benefitting from no upward chain, careline security system, two good size bedrooms, lounge/diner, fitted kitchen and shower room. There are an array of communal facilities including a house manager, residents lounge, laundry, guest suite, well maintained communal gardens and residents parking

The property is ideally situated to all local amenities including a doctors surgery, pharmacy, dentist, opticians, hairdressers and café all within a 2 minute walk. For shopping, just minutes away you'll find M&S food hall, Sainsburys' and ASDA supermarkets, as well as Sears Retail Park and Parkgate with an array of popular major retail names and eateries. Shirley high street also has a good variety of independently run outlets and a good choice of culturally diverse dining restaurants. Residents are particularly served well by regular bus and train services and easy access to junction 4 of the M42.



## Rooms & Measurements

Lounge/Diner 5.4m x 3.4m (17'8" x 11'1")

Fitted Kitchen 2.6m x 1.7m (8'6" x 5'6")

Bedroom One 5.3m x 2.7m (17'4" x 8'10")

Bedroom Two 3.2m max x 2.7m (10'5" max x 8'10")

Shower Room 2m x 1.6m (6'6" x 5'2")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 92 years remaining on the lease, a service charge of approx. £5,600 per annum and a ground rent of approx. £560 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



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