

melvyn  
**Danes**  
ESTATE AGENTS

PRIORY  
COURT

Shelly Crescent

Solihull

Asking Price £50,000



## Description

Priory Court, sited just off Shelly Crescent, is a purpose built retirement complex for the over 60's offering secure accommodation within well tended mature gardens and grounds, having the benefit of communal lounge and laundry facilities.

Shelly Crescent leads just off Monkspath Hall Road along which regular bus services operate to the town centre of Solihull or travelling in the opposite direction towards the A34 Stratford Road in Shirley. The A34 gives access to the city centre of Birmingham and the surrounding suburbs or in the opposite direction to junction 4 of the M42, forming the hub of the midlands motorway network with the National Exhibition Centre, Resorts World shopping and entertainment complex, The National Motorcycle Museum and Birmingham International Airport and Railway Station.

There are a varied selection of shops just over the road, a well regarded pub and restaurant at The Shelly Farm, local doctors and a medical centre.

An ideal location for this one bedroom apartment with secure intercom entrance leading to hallway with stairs and lifts to all floors, the front door opens into the





## Entrance Hall

Allowing access into all rooms. With ceiling light and wall mounted radiator with cloaks/storage cupboard.

## Living Room

11'5" x 9'10" (3.5 x 3)



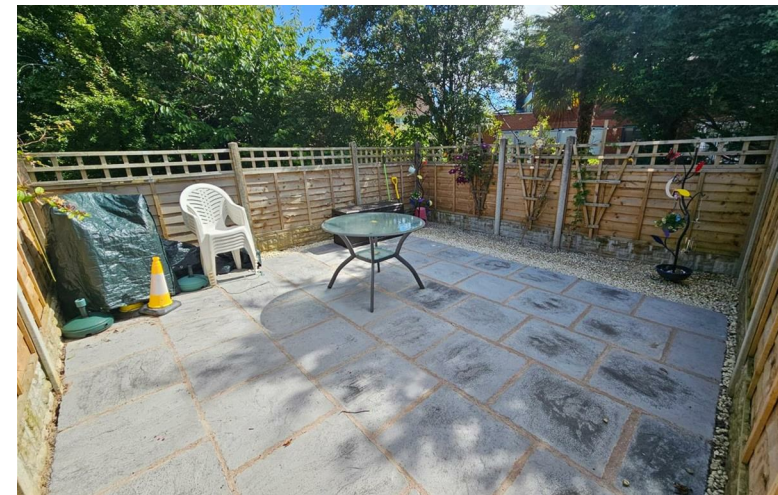
A bright living room with views over the rear elevation. With access via archway into the fitted kitchen. With wall mounted lighting and wall mounted radiator.

## Kitchen

8'2" x 4'11" (2.5 x 1.5)



A fitted kitchen with a range of wall mounted and base units with worktop over. Integrated appliances including electric oven and hob with extractor, space for fridge freezer ceiling light and extractor.



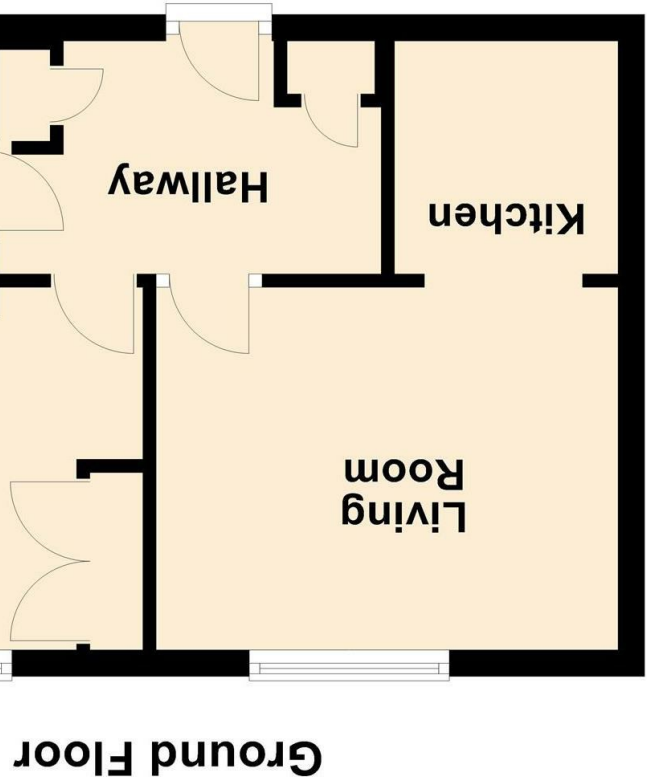
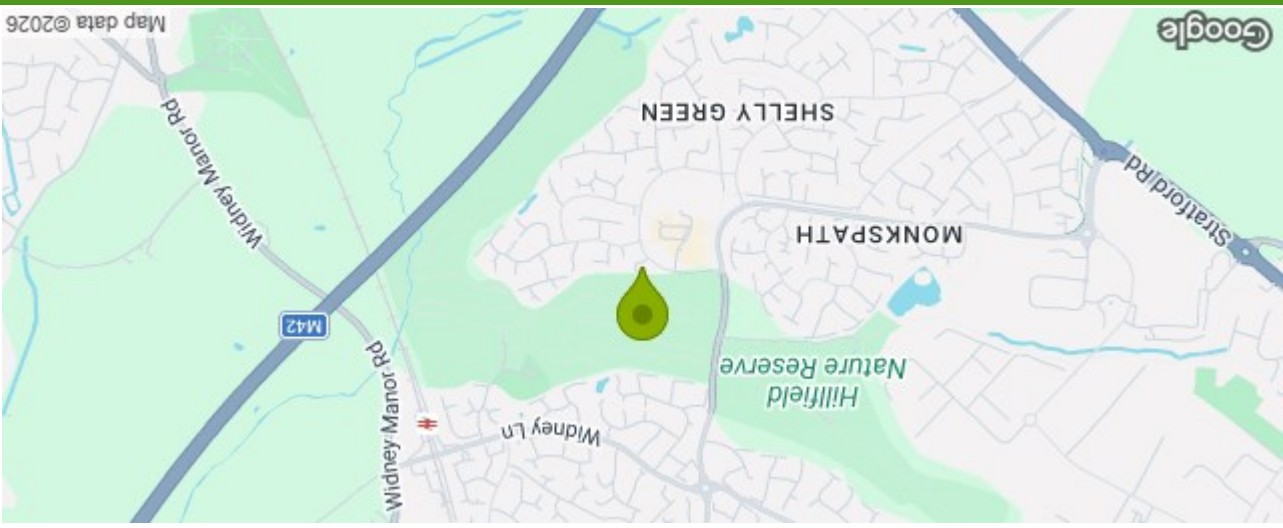


**TENURE:** We are advised that the property is leasehold with 64 years remaining - Ground Rent and Service Charge £3103.32.

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**34 Shelly Crescent Solihull Solihull B90 4XA**  
**Council Tax Band: B**

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

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.