



melvyn  
**Danes**  
ESTATE AGENTS



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



## Accommodation

### 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

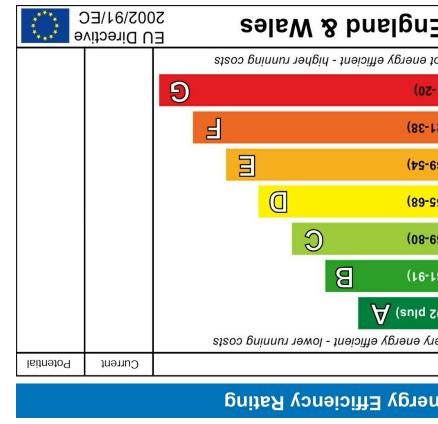
8'2" x 4'11" (2.5 x 1.5)



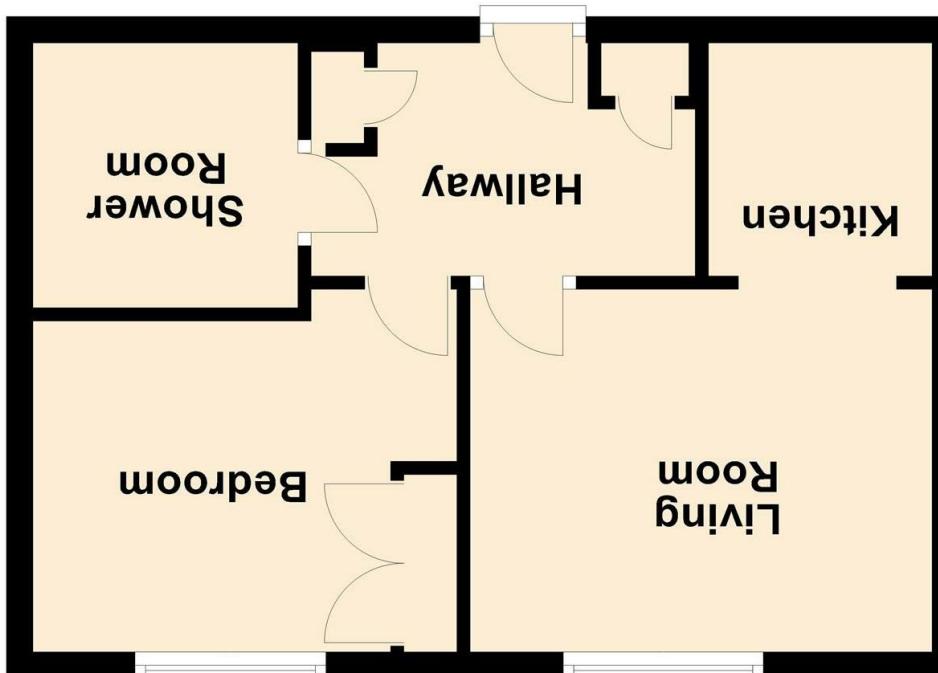
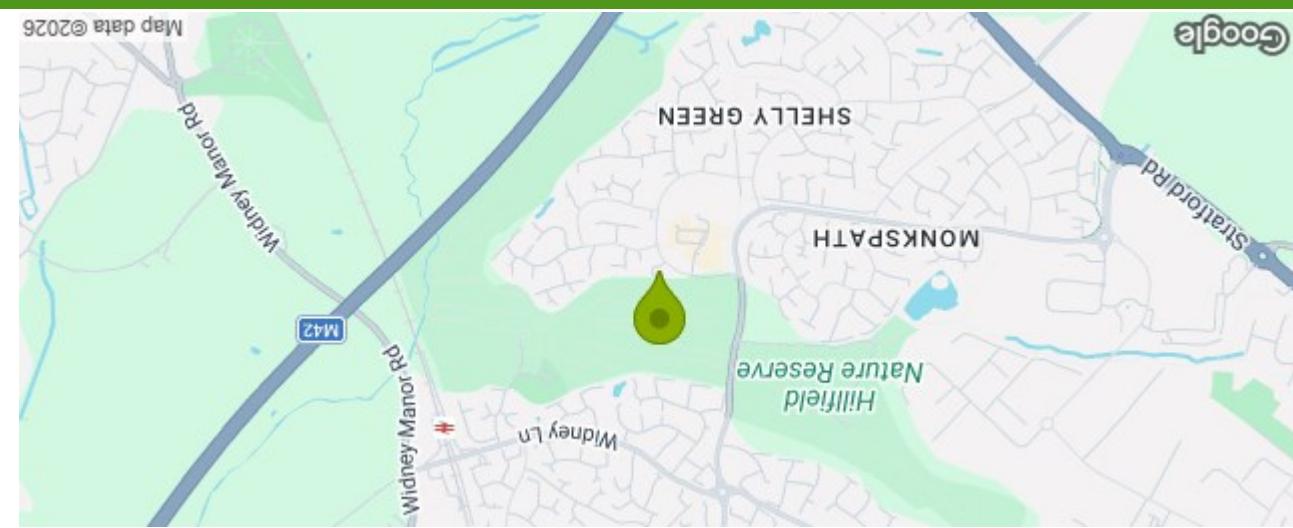
A fitted kitchen with a range of wall mounted and base units with worktop over. Integrated appliances including electric oven and hob with extractor, space for fridge freezer ceiling light and extractor.



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.



4 Sheily Crescent Solihull Solihull B90 4XA



## Ground Floor

**VIEWING:** By appointment only with the office on the number below.  
**ENDURE:** We are advised that the property is leasedhold with 64 years remaining - ground rent and service charge £3103.32.

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