



Aynsley Court Union Road, Shirley Solihull B90 3DQ

shipways

welcome to

Aynsley Court Union Road, Shirley Solihull

**** GROUND FLOOR RETIREMENT APARTMENT ** ONE DOUBLE BEDROOM ** CLOSE TO SHIRLEY HIGH STREET ** COMMUNAL PARKING **
COMMUNAL GARDENS ** NO UPWARD CHAIN ** GUEST SUITE ** LAUNDRY ROOM ****

Agent Notes

The Council Tax Band is C. The length of the lease is 125 years from 1st December 1992. We are informed the six monthly ground rent is £256.62 and the six monthly service charge is £1315.45.

Entrance Hall

Ceiling light, storage cupboard and emergency pull cord.

Lounge

15' 1" x 9' 9" (4.60m x 2.97m)
Double glazed windows and door to communal grounds, wall lights, storage heater, electric fireplace and emergency pull cord.

Kitchen

5' 3" x 6' 9" (1.60m x 2.06m)
Ceiling light, wall and base units, under unit lighting, worktops, sink/drainer, electric hob and oven/grill.

Bedroom

11' 11" x 8' 6" (3.63m x 2.59m)
Double glazed window to front, wall lights, storage heater, built-in wardrobe and emergency pull cord.

Bathroom

6' 4" x 5' 3" (1.93m x 1.60m)
Wall lights, extractor fan, walk-in shower with electric shower, wc, sink, grab rail and heated towel rail.

Outside

Access to communal grounds and parking.





view this property online shipways.co.uk/Property/SLY110876



welcome to

Aynsley Court Union Road, Shirley Solihull

- ONE DOUBLE BEDROOM
- NO UPWARD CHAIN
- RESIDENTS LOUNGE
- COMMUNAL PARKING
- GROUND FLOOR RETIREMENT APARTMENT

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2630.90

Ground Rent: 513.24

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£75,950



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

view this property online shipways.co.uk/Property/SLY110876



Property Ref:
SLY110876 - 0006

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk