



## Millers Court, Haslucks Green Road

Shirley, Solihull

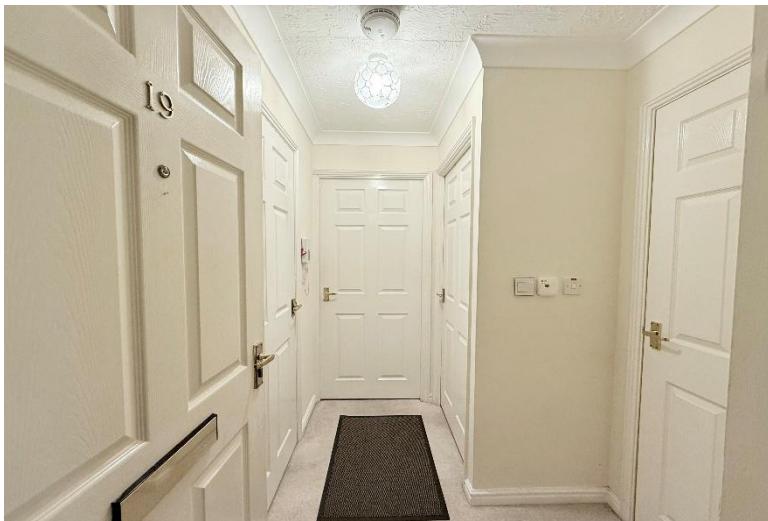
- A Well Presented One Bedroom Retirement Apartment
- Fitted Kitchen & Shower Room
- Landscaped Communal Gardens & Residents Parking
- No Upward Chain

**£99,950**

Current EPC Rating - C

Current Council Tax Band - C



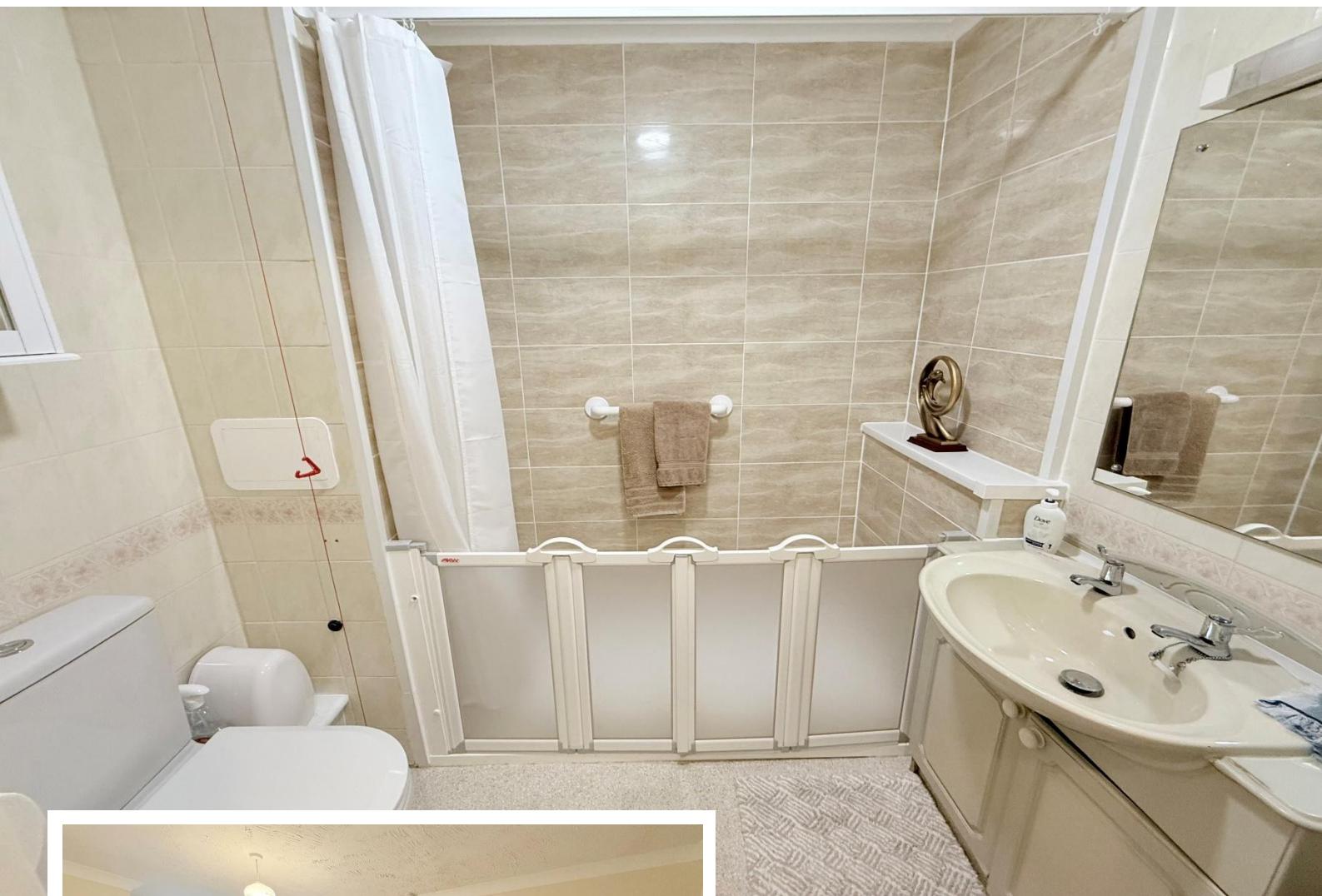


## Property Description

NO UPWARD CHAIN. This well-presented ground floor retirement apartment is set in a convenient location overlooking attractive communal gardens. The accommodation comprises one double bedroom with fitted wardrobes, a spacious lounge/diner with direct access to the rear communal gardens, a fitted kitchen, and a shower room. Residents benefit from an on-site house manager, an emergency pull-cord alarm system, a communal lounge, guest suite, laundry facilities, and parking. The apartment is ideally positioned with two nearby bus stops, a train station, and a doctor's surgery all close at hand. Directly opposite the development are a range of local shops and amenities including a hairdresser, fish and chip shop, dry cleaners, Sainsbury's, butcher, café, Indian restaurant, and Chinese takeaway.

Shirley offers an excellent selection of leisure and retail facilities. Sears Retail Park and Parkgate provide a wide choice of well-known high street retailers, while Shirley High Street features a variety of independent shops. Several gyms and major supermarkets—including Asda, Sainsbury's, Aldi, and Tesco—are just minutes away. Food lovers are well catered for, with an impressive range of restaurants, cafés, and bars within walking distance. A post office is conveniently located across the road, along with a variety of banks in Shirley and nearby Solihull.

Commuters are particularly well served, with regular bus and train services providing easy access to Solihull, Birmingham, and Stratford-upon-Avon. The nearby number 49 bus route offers direct links to Shirley and Solihull College, while Shirley Train Station is approximately 400 yards away.



## Rooms & Measurements

Lounge/Diner 5.33m x 3.35m (17'6" x 11'0")

Fitted Kitchen 2.67m x 1.7m (8'9" x 5'7")

Double Bedroom 2.59m x 4.75m (8'6" x 15'7") (max to wardrobe frontage)

Shower Room 2.03m x 1.65m (6'8" x 5'5")

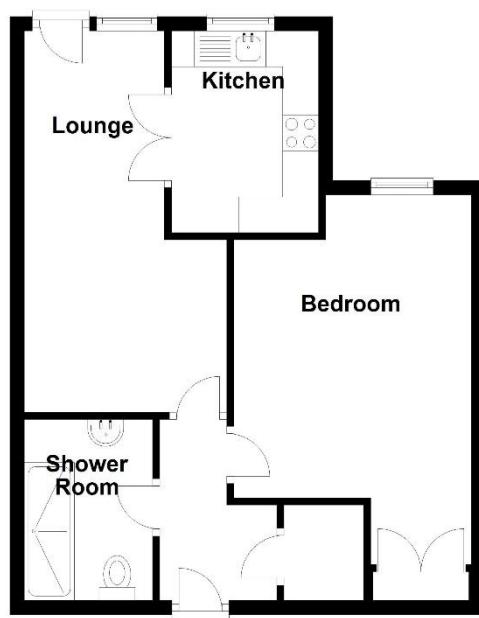
### Tenure

We are advised by the vendor that the property is leasehold with approx. 99 years remaining on the lease, a service charge of approx. £2,980.70 per annum and a ground rent of approx. £352 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C





### Ground Floor



Total area: approx. 44.8 sq. metres (482.0 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.