smarthomes

Woolmans Lodge, Solihull Road

Shirley, Solihull

- A Beautifully Presented Ground Floor Retirement Apartment
- Two Double Bedrooms
- Spacious Lounge/Diner & Modern Fitted Kitchen
- No Upward Chain

£240,000

Current EPC Rating - B

Current Council Tax Band - D

Property Description

A beautifully presented ground floor retirement apartment in a sought after and convenient location benefitting from no upward chain. Offering accommodation comprising a spacious lounge/diner, modern kitchen, two double bedrooms, modern shower room, guest W.C and a range of communal facilities including communal gardens, lounges and residents parking

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.

Rooms & Measurements

Spacious Lounge/Diner to Front 7.1m x 4m (23'3" x 13'1")

Modern Fitted Kitchen 2.3m x 2.3m (7'6" x 7'6")

Double Bedroom One to Front 4.7m x 2.8m (15'5" x 9'2")

Double Bedroom Two to Front 4.7m x 3m (15'5" x 9'10")

Guest W.C

Modern 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. 990 years remaining on the lease, a service charge of approx. £4,268.46 per annum and a ground rent of approx. £875.52 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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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.