



APARTMENT 15, PHOENIX HOUSE, 2 SWALLOWS MEADOW, SHIRLEY, SOLIHULL, B90 4PQ

ASKING PRICE OF £160,000

EPC: B Council Tax Band: C



- Two-bedroom retirement apartment
- Approximately 761 sq.ft (70.7 sq.m)
- Spacious open-plan kitchen/living/dining room
- Accessible wet-room style shower room
- Two generous bedrooms
- Extra Care development for the over 55s
- 24-hour emergency alarm system
- On-site support and care services available

DESCRIPTION A spacious and well-designed two-bedroom retirement apartment situated within the highly regarded Phoenix House Extra Care development, exclusively designed for residents aged 55 or over, or those with a disability, who meet the criteria and who are seeking independent living with additional support available if required.

The apartment offers approximately 761 sq.ft (70.7 sq.m) of well-planned accommodation, comprising a welcoming entrance hallway with useful storage, a generous open-plan kitchen, dining and living area measuring over 26 feet in length, creating a bright and sociable space for relaxing and entertaining. The fitted kitchen provides ample worktop and storage space and seamlessly integrates with the living area.

There are two excellent double bedrooms, with the principal bedroom offering generous proportions, while the second bedroom provides versatile accommodation suitable for guests, a study or hobbies room. A spacious accessible wet-room style shower room has been thoughtfully designed with ease of use in mind.



Phoenix House offers residents the perfect balance between independence and reassurance, with a secure environment, emergency call systems, an on-site management team and access to care services tailored to individual needs. Residents also benefit from a wealth of communal facilities including a restaurant serving daily meals, residents' lounges, a hairdressing salon, laundry facilities, assisted bathing facilities, guest accommodation, attractive communal gardens and residents'/visitor parking.

The property is offered on a 75% shared ownership basis, providing an excellent opportunity to enjoy retirement living within this sought-after development at a more affordable purchase price. The current service charge is £7,694.00 per annum, which includes the rent payable on the remaining 25% share, together with contributions towards the maintenance, water, heating costs and management of the building, communal facilities and services. The property benefits from a peppercorn ground rent and has a remaining lease term of approximately 103 years.

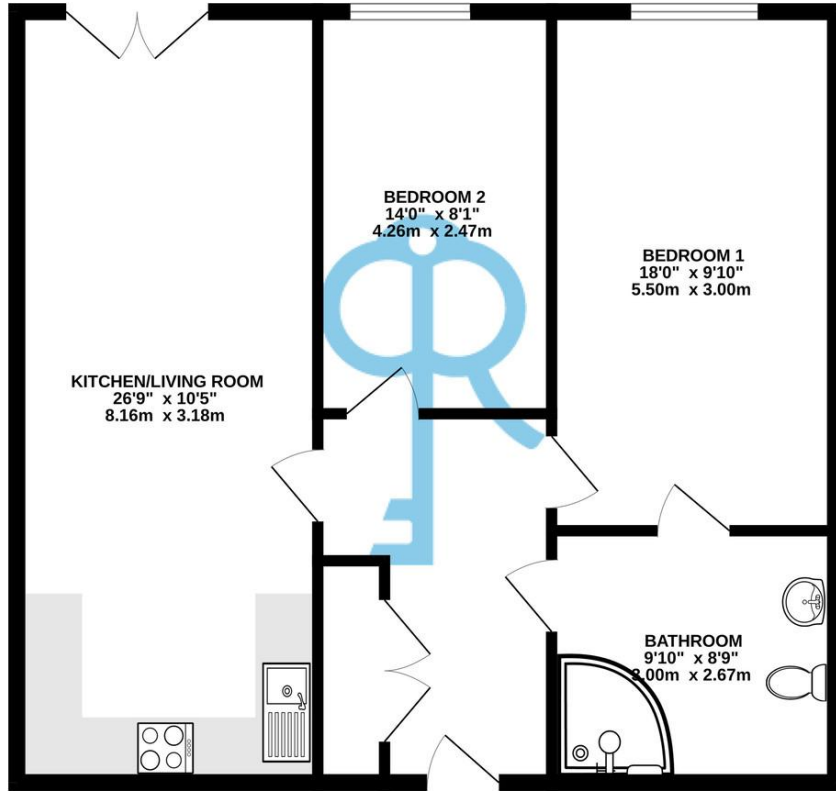
LOCATION Ideally positioned in the heart of Shirley, the development is within easy reach of local shops, supermarkets, cafés, leisure facilities and excellent public transport links providing convenient access to Solihull, Birmingham and surrounding areas.



Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



FIRST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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