



# Priory Court, Shelly Crescent,

## Offers Around £105,000

- SECURE COMMUNAL ENTRANCE
- ENTRANCE HALLWAY
- REFITTED KITCHEN
- REFITTED SHOWER ROOM
- PARKING TO FRONT & REAR
- LIFTS & STAIRS TO ALL FLOORS
- LOUNGE
- TWO BEDROOMS
- WELL TENDED MATURE COMMUNAL GARDENS
- OVER 60'S RETIREMENT LIVING

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 two bedroom ground floor apartment with secure intercom entrance leading to hallway with stairs and lifts to all floors, the front door opens into the

### **ENTRANCE HALLWAY**

Having intercom phone, ceiling light point, night storage heater, two built in cupboards and doors into the lounge, two bedrooms and refitted shower room

### **LOUNGE**

**15'4 x 12'7 max (4.67m x 3.84m max)**



Having UPVC double glazed window to the rear gardens, three wall light points, electric panel heater, modern fireplace with inset electric fire and doorway into the



### **REFITTED KITCHEN** **7'2 x 6'6 (2.18m x 1.98m)**



Having a modern range of wall, drawer and base units with work surfaces over, incorporating inset circular composite sink and drainer, four ring halogen hob with extractor over, eye level oven, integrated microwave, fridge and freezer, ceramic wall tiles, wall light point, down lights and UPVC double glazed window to the rear gardens

### **BEDROOM 1** **15'4 x 8'4 (4.67m x 2.54m)**



Having UPVC double glazed window to the rear gardens, two wall light points, electric panel heater and built in wardrobes

### **BEDROOM 2** **9'10 x 6'11 (3.00m x 2.11m)**



Having UPVC double glazed window to the rear gardens, two wall light points, electric panel heater and built in wardrobe

## REFITTED SHOWER ROOM



Having shower enclosure, low level WC with concealed cistern, wash hand basin in vanity unit with storage cupboards and mirror with down lights, ceramic wall tiles and wall light point

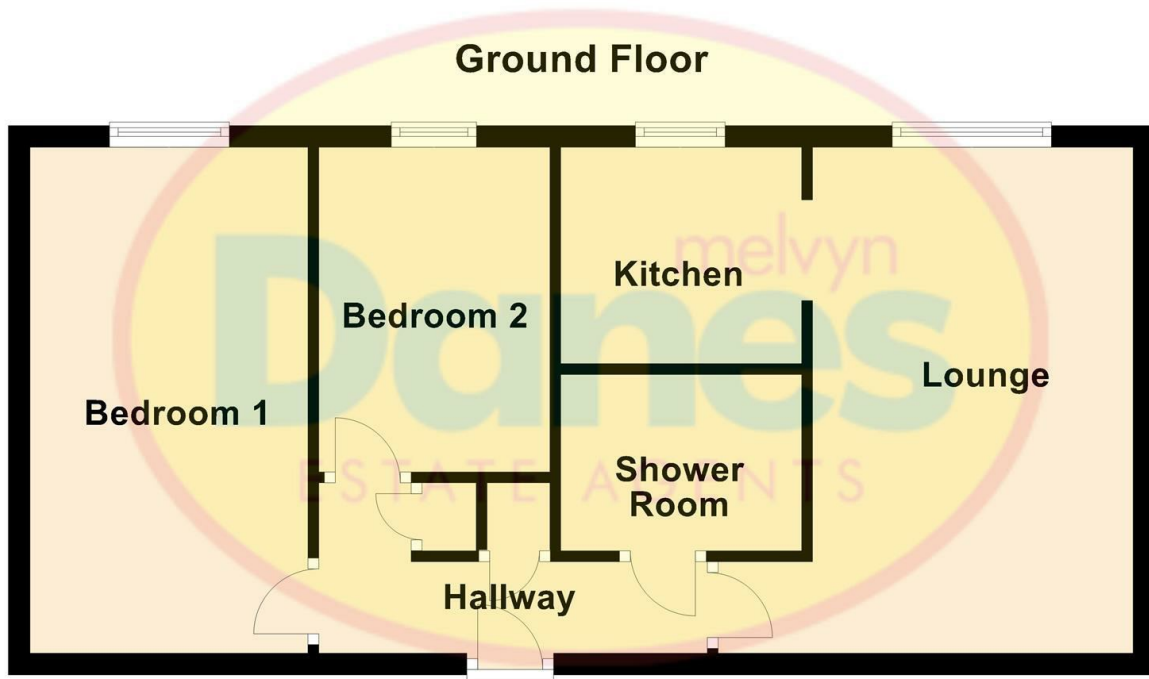
## COMMUNAL GARDENS

## COMMUNAL PARKING TO THE FRONT & REAR



## FLOOR PLAN

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.

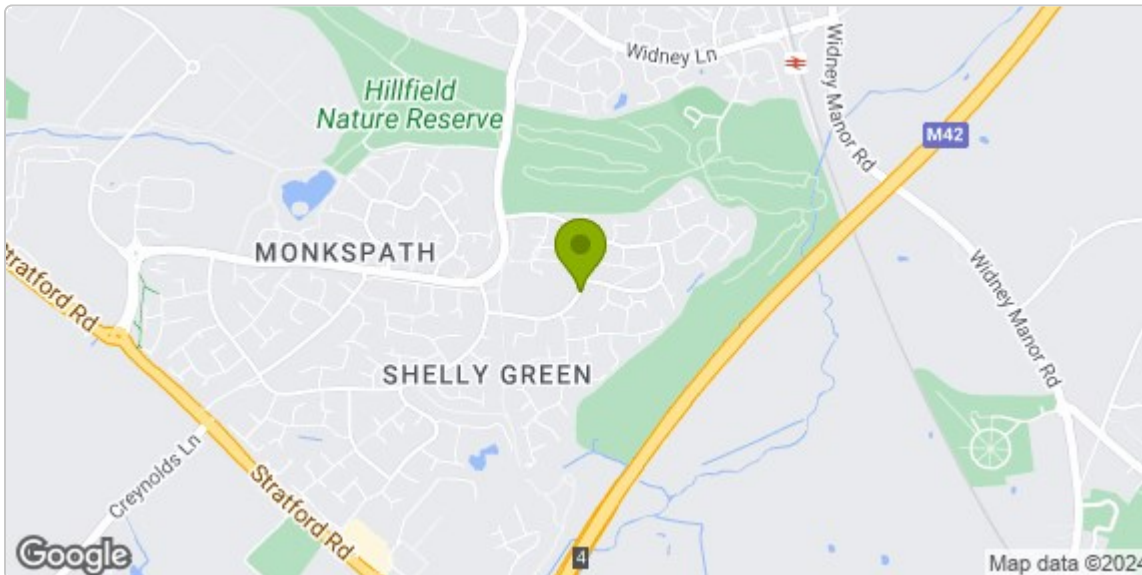


**TENURE:** We are advised that the property is leasehold with 65 years remaining - ground rent TBC; service charge of £3,103 per annum (£258.61 per month). Ground Rent £300pa.

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**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 will be no delay in agreeing the sale.



**Full Postal Address:**  
Flat 19 Priory Court, Shelly  
Crescent Monkspath Solihull  
B90 4XA

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	