



Aynsley Court, Union Road, Shirley

Offers Around £115,000

- FIRST FLOOR APARTMENT
- LARGE L SHAPED LOUNGE DINER
- DOUBLE BEDROOMS
- COMMUNAL GARDENS
- VIEWING ESSENTIAL
- RECEPTION HALLWAY
- FITTED KITCHEN
- REFITTED SHOWER ROOM
- RESIDENTS PARKING
- NO UPWARD CHAIN

Constructed by McCarthy & Stone in the early 1990's, these well situated apartments were built specifically for the over 60's with retirement, privacy and care in mind. McCarthy & Stone are the country's leading builder of such accommodation and their experience is shown within this development which gives an opportunity for convivial conversation and meeting of people in the communal lounge, yet privacy within one's own home. Security is ensured by an entry phone system at ground floor level. The apartment itself has strategically positioned emergency pull cords and telephone, which will automatically seek assistance should it be required.

There is a house manager within the development and in addition to the communal lounge and kitchen there is a guest's bedroom which is available by prior booking. The grounds are neatly laid out with seating areas and car parking, and just around the corner from the development is a 'Marks & Spencer' mini supermarket within the BP garage, serving everyday needs. Local bus services pass by which will take you into the town centre of Shirley, central Solihull or the City of Birmingham and its outlying suburbs. There is a doctors surgery adjacent to the development.

The main shopping area in Shirley is within ½ mile of the development and here one will find an excellent array of shops ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. We would estimate that a journey by car of some four miles will bring you to the junction of the A34 Stratford Road with the M42 motorway, which forms the hub of the national motorway network, and two junctions down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station, giving easy access for those wishing to holiday or those coming to visit.

Number 18 is located on the first floor overlooking the side garden and being positioned in close proximity to the lift and stairwell access. A front door opens directly to the

RECEPTION HALLWAY

Having ceiling light point, useful storage cupboard and doors opening to the lounge diner, bedroom and shower room

LOUNGE DINER 20'6" max x 14'1" max (6.25m max x 4.29m max)



Having UPVC double glazed window to the side, three wall light points, replacement modern electric radiator and feature fireplace with inset electric fire. Double opening glazed doors open to the



REFITTED KITCHEN 8'7" x 7'3" (2.62m x 2.21m)



Having UPVC double glazed window to the rear, ceiling light

point, wall and base mounted storage units with work surfaces over having inset sink and drainer, inset electric hob with extractor canopy over, integrated electric oven and two under work surface appliance spaces

DOUBLE BEDROOM **17'6" x 8'8" (5.33m x 2.64m)**



Having UPVC double glazed window to the side, two wall light point, modern electric radiator and being fitted with built in bedroom furniture with matching wardrobes and drawer chests

REFITTED SHOWER ROOM



Having full height wall tiling, wall light point, electric heated towel rail, quadrant shower enclosure, vanity unit with inset wash hand basin, low level WC and airing/storage cupboard

OUTSIDE

COMMUNAL GARDENS



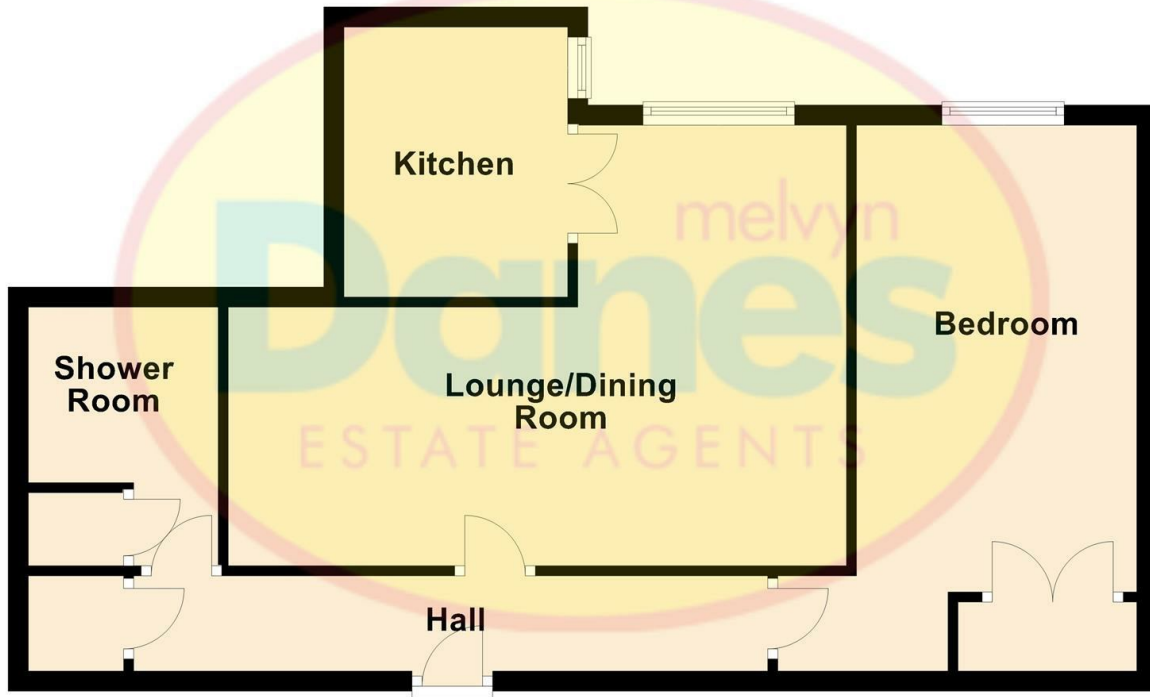
Located to the side and the rear of the property, well tended and for the use of all residents

RESIDENTS PARKING AREA

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.

First Floor



TENURE

We are advised that the property is leasehold and we are advised that there are approximately 87 years remaining on the lease and it is subject to a half yearly ground rent of £256 and a half yearly service charge of approximately £1674. These figures are subject to confirmation by any interested parties solicitor.

COUNCIL TAX - Band C

VIEWING

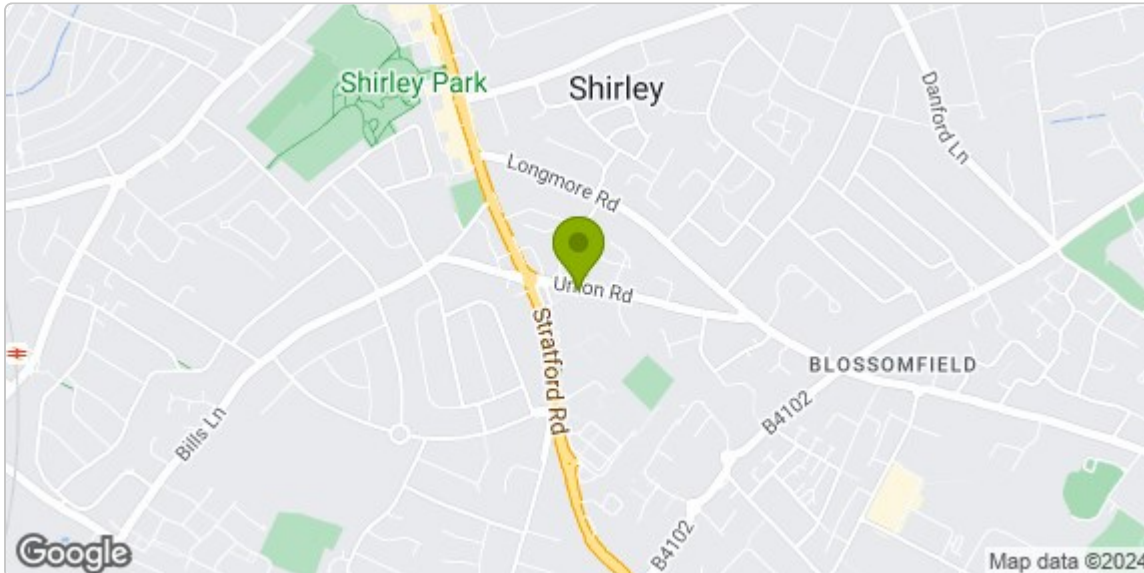
By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:

18 Aynsley Court, Union Road
Shirley Solihull B90 3DQ

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	86
England & Wales	EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk