



Haslucks Green Road, Shirley

Offers Around £125,000

- GROUND FLOOR RETIREMENT APARTMENT
- RECEPTION HALLWAY
- KITCHEN
- SHOWER ROOM
- VIEWING RECOMMENDED
- DIRECT GARDEN ACCESS
- L SHAPED LOUNGE DINER
- DOUBLE BEDROOM
- COMMUNAL GARDENS
- NO UPWARD CHAIN

Constructed by McCarthy & Stone on the site of an old mill, hence Millers Court, these modern flats were built specifically for the over 60s with retirement, privacy and care in mind. McCarthy & Stone are the country's leading builder of such accommodation and their experience is shown with 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 flat 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 guests bedroom with en-suite which is available by prior booking. Also on the ground floor is a residents laundry room with washing and drying facilities. The grounds are neatly laid out with seating areas and car parking, and across the road from the development is a parade of local shops 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. A short walk will bring you to Shirley Railway Station, which offers services along the Stratford upon Avon to Birmingham line.

The main shopping area in Shirley is approximately one mile distant, 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 15 is most conveniently located on the ground floor close to the main entrance. From the communal hallway a front door opens to the

RECEPTION HALLWAY

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

L SHAPED LOUNGE DINER 17'7" max x 14'7" max (5.36m max x 4.45m max)



Having UPVC double glazed door and window opening to and overlooking the communal gardens, feature fireplace with inset electric fire, night storage heater, three ceiling light points and double opening glazed doors providing access to the kitchen



KITCHEN
9'0" x 5'8" (2.74m x 1.73m)



Having UPVC double glazed window overlooking the communal garden, ceiling light point and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, integrated electric oven, electric hob with extractor canopy over and two under work surface appliance spaces

DOUBLE BEDROOM
12'8" x 8'8" (3.86m x 2.64m)



Having UPVC double glazed window overlooking the communal garden, ceiling light point, night storage heater and built in wardrobe providing hanging rail and shelf storage

SHOWER ROOM



Having ceiling light point, extractor fan, useful airing/storage cupboard, vanity unit with inset wash hand basin, close coupled WC with higher level base, walk in shower enclosure with folding waist height glazed doors, complementary wall tiling

OUTSIDE

COMMUNAL GARDENS



Accessed via the lounge there is a small paved seating area just outside the french door and beyond here are well tended lawns with borders and beds.

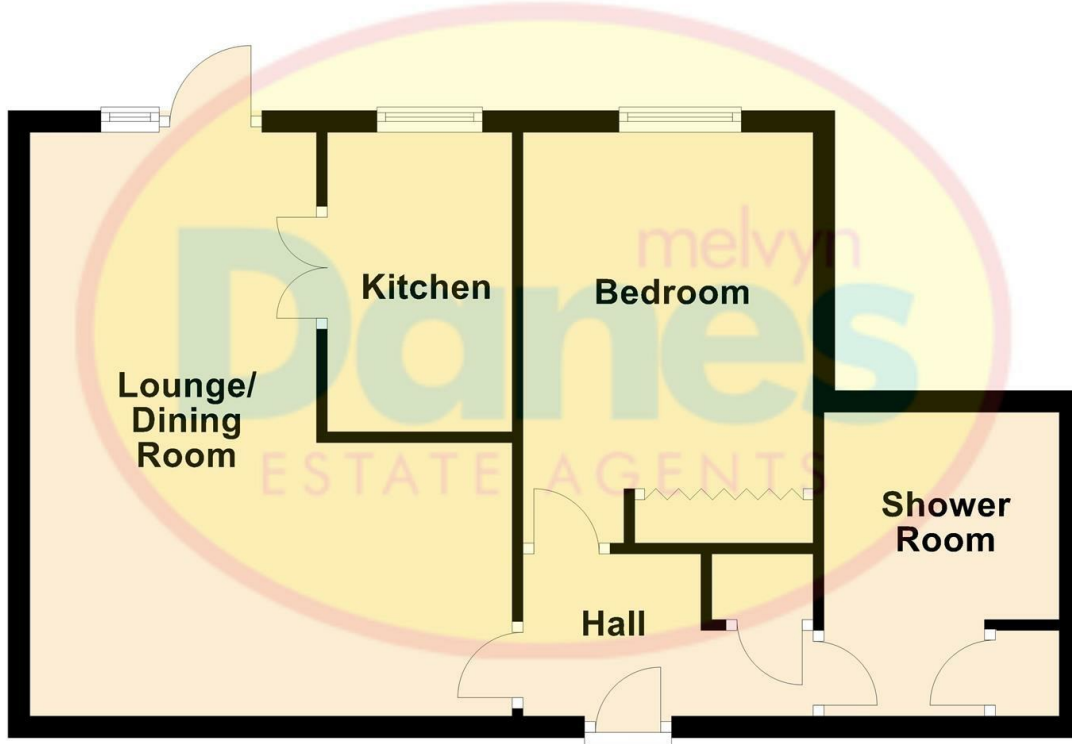
RESIDENTS PARKING AREA

To the front of the building are three parking areas that are for the use of residents of Millers Court and their visitors

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.

Ground Floor



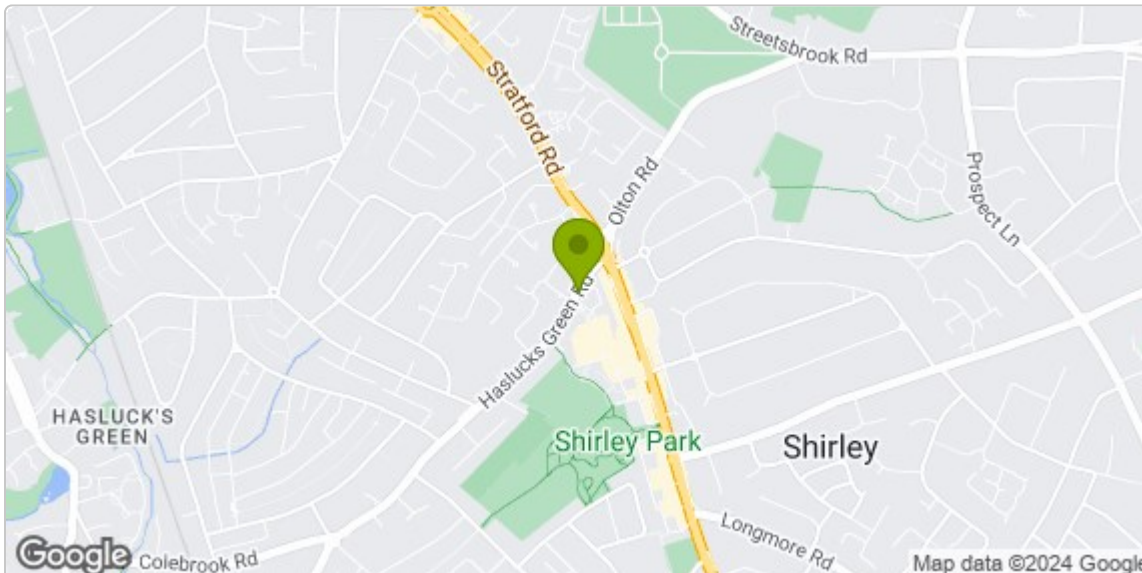
TENURE: We are advised that the property is Leasehold with appx 102 year remaining and we are advised by our seller that the service charge is appx £2,958 per annum

COUNCIL TAX BAND: C

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:

Millers Court Haslucks Green
Road Shirley Solihull B90 2ND

Council Tax Band: C

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

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