



28 Priory Court, 3 Shelly Crescent,
Shirley, Solihull, B90 4XA

Price Guide **£129,950**

- Exceptionally Well Presented Retirement Apartment Within Over 60's Development
- Two Bedrooms
- Luxury Bathroom & En-Suite
- Lounge/Dining Room & Kitchen
- Residents & Visitors Parking
- Lodge Manager & 24 Hour Care Line
- Energy Performance Rating – C

0121 709 3300

28 Priory Court, 3 Shelley Crescent, Shirley, Solihull, B90 4XA

An exceptionally well presented, spacious, two bedroom, ground floor, retirement flat for the over 60s situated in a very convenient location off Shelly Crescent, Monkspath, where there is a parade of local shops, a doctors, dentist, chemist, Post Office and gastro pub/restaurant. The development has a Lodge Manager and the apartment has a 24 Hour Care Line System with pull-cord assistance in each room. A local bus service operates within Shelly Crescent providing access to Solihull Town Centre, Shirley and the city centre of Birmingham.

APPROACH

Via a front door leading off the main reception hallway to a spacious inner hall entrance with electric storage heating, ceiling light point, airing cupboard having hot water cylinder, space and plumbing for a washing machine, electric meter cupboard, doors leading to both bedrooms, door to bathroom, door to:

LOUNGE/DINING ROOM

17' 3" (5.26M) X 15' 2" (4.62M)

Ornamental coal effect electric fire with decorative surround and hearth, five wall light points, TV aerial point, storage heater, UPVC double glazed window to front aspect, space for dining table and chairs, door to:



KITCHEN

7' 8" (2.34M) X 6' 3" (1.9M)

A modern kitchen comprises a range of wall and base units with co-ordinated work surface over, complementary ceramic tiling to splash prone areas, stainless steel sink and drainer unit with mixer tap over, integrated four ring electric hob, electric oven, provision for an additional appliance, wall light point, UPVC double glazed window to front aspect.



BEDROOM ONE

15' 4" (4.67M) X 14' 6" (4.42M) MAX

Fitted double wardrobe, storage heater, two wall light points, UPVC double glazed window to front aspect, door to:

EN SUITE

A recently re-fitted en suite comprises low level flush wc, hand wash basin with vanity cupboard below, mirror fronted bathroom cabinet, shower enclosure with bi-fold screen, Triton thermostatic shower over, complementary ceramic tiling to walls, wood effect flooring, wall light point, Dimplex wall heater.



BEDROOM TWO

10' 2" (3.1M) X 8' 5" (2.57M)

Creda wall heater, wall light point, UPVC double glazed window to front aspect, fitted wardrobe.



RE-FITTED BATHROOM

Recently re-fitted bathroom comprises a modern three piece suite incorporating low level flush wc, hand wash basin with vanity cupboard beneath, panel bath, complementary ceramic tiling to walls, mirror fronted bathroom cabinet, wood effect flooring, Dimplex wall heater, wall light point.

OUTSIDE

There are well tended communal gardens with seating areas, residents' and visitors' parking.

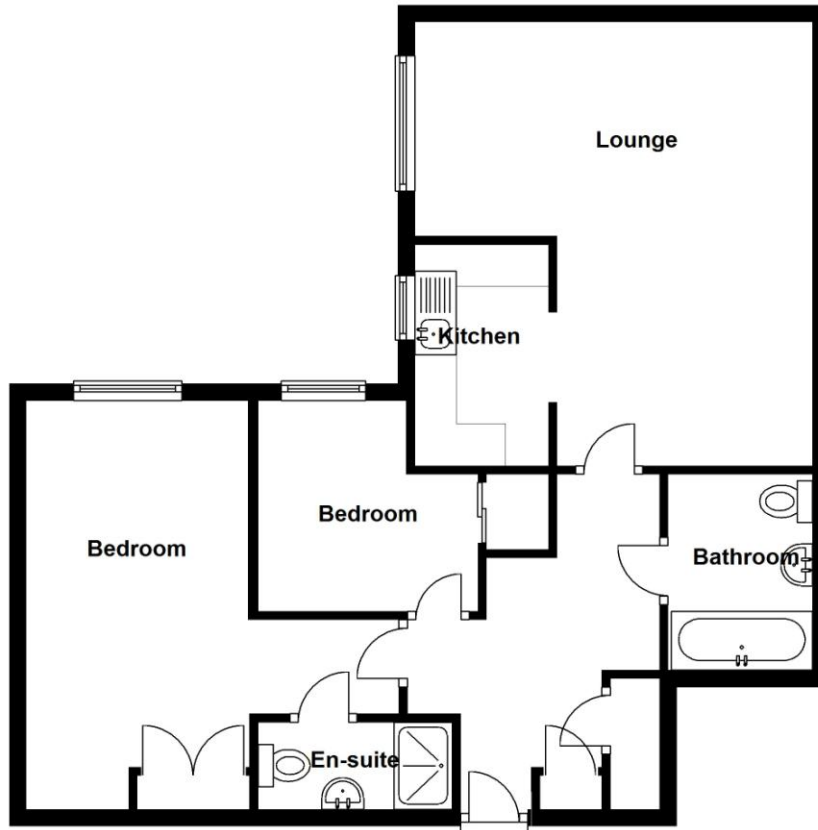
TENURE

We are advised that the property is leasehold with 111 years unexpired. The current service charge for 2017/2018 is £2129.78 and ground rent of £237.50 per annum.



Ground Floor

Approx. 63.9 sq. metres (687.3 sq. feet)



Total area: approx. 63.9 sq. metres (687.3 sq. feet)



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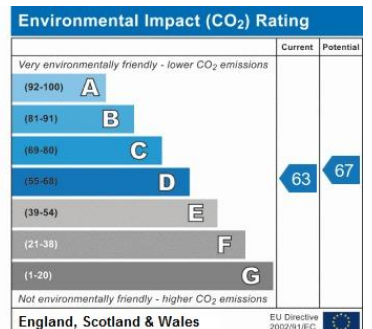
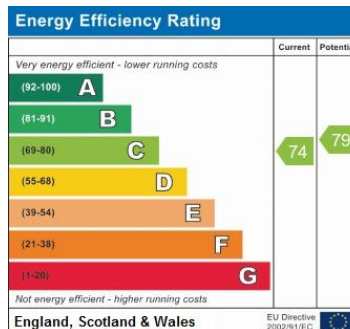
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