



Flat 9 Priory Court, 3 Shelly Crescent,  
Monkspath, B90 4XA

Price Guide **£59,950**

- Well Presented Retirement Apartment
- One Bedroom
- Lounge & Kitchen
- Over 60s Development
- Residents Parking & Visitors Parking
- Energy Efficiency Rating - B

0121 709 3300

# Flat 9 Priory Court, 3 Shelly Crescent, Monkspath, B90 4XA

A well presented ground floor retirement flat for the over 60s is situated in a very convenient location off Shelly Crescent Monkspath where there is a parade of local shops, a doctors, dentist and gastro restaurant/pub. A local bus service operates providing access to the city centre of Birmingham, Shirley and Solihull Town Centre where there are an excellent choice of shopping facilities including Touchwood Shopping Centre and John Lewis Department Store. There is easy road access to the M42 motorway, NEC and Birmingham International Airport and Train Station.

## APPROACH

This ground floor apartment is set within a purpose built complex with attractive communal grounds on the popular Monkspath development close to a parade of local shops and amenities.

There is a security intercom system and 24 hour careline supported by a House Manager weekly Monday – Friday before 9.30 to 1.30 pm.

Regular bus services operate towards the town centre of Solihull where you will find an excellent selection of shops, restaurants and leisure venues, plus Widney Manor and Solihull Train Stations offering services to Birmingham and further destinations.

The property benefits from a variety of communal facilities including a residents' lounge, kitchen area and laundry.

Solid wooden door with spy glass leading to the accommodation.

## HALLWAY

Emergency call system, doors to lounge, bedroom and bathroom, door to airing cupboard/storage cupboard housing water tank and door to further storage cupboard housing electric meter.

## LOUNGE

**13' 9" (4.19M) X 9' 10" (3M)**

Hardwood double glazed window to front aspect, three wall light points, Dimplex style storage heater, archway through to:

## KITCHEN

**7' 9" (2.36M) X 5' 7" (1.7M)**

A range of wall and base units with co-ordinated roll top work surfaces over, complementary tiling to splash prone areas, stainless steel sink and drainer unit, integrated four ring electric hob, built in oven, fridge/freezer, fluorescent ceiling strip lighting.

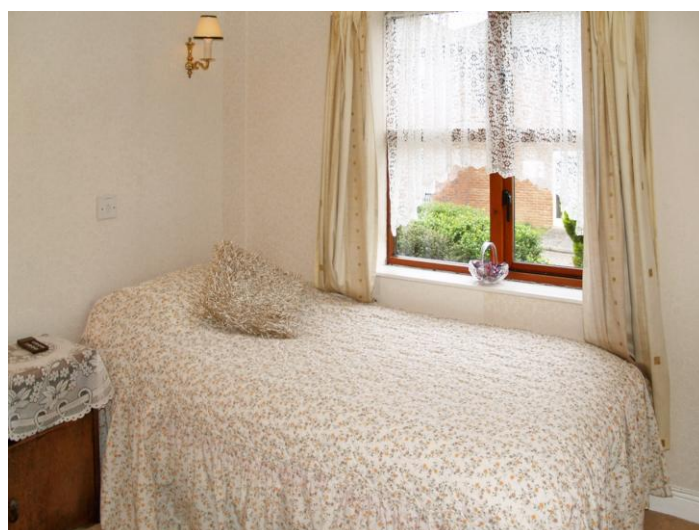
## BEDROOM

**9' 10" (3M) X 8' 8" (2.64M)**

Dimplex storage heater, two wall light points, built in wardrobe, hardwood double glazed window to front aspect, TV aerial point.

## SHOWER ROOM

Modern white suite comprises low level flush wc, pedestal wash hand basin, shower and shower screen with Mira thermostatic shower over, complementary tiling to walls and floor, Dimplex wall heater, ceiling light point, extractor fan,



mirror fronted wall cabinet.

### **OUTSIDE**

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

### **TENURE**

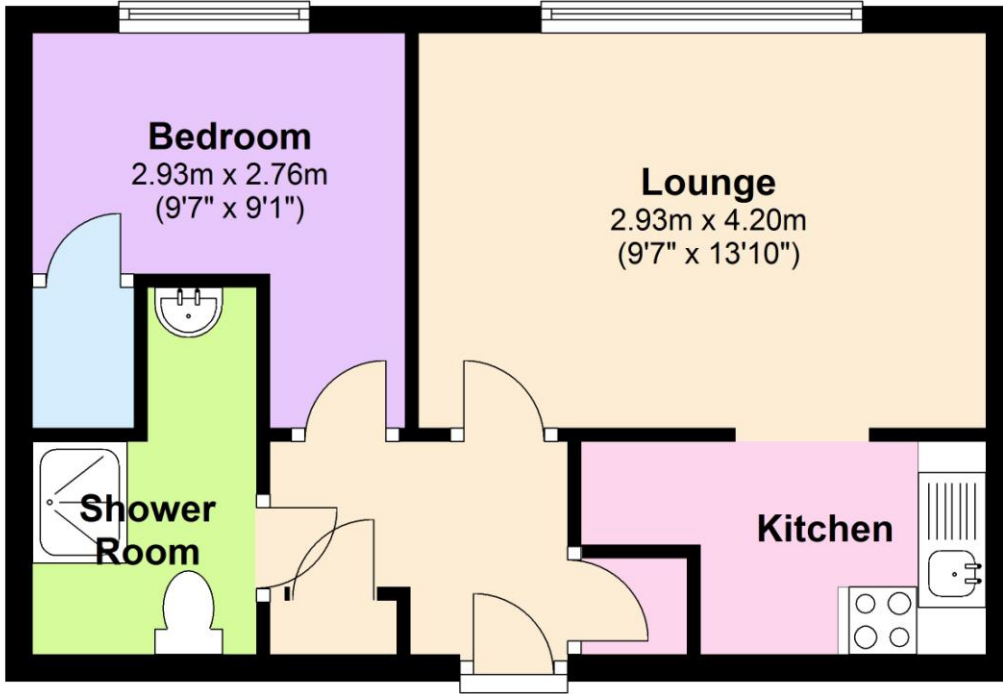
We are advised that the property is leasehold with a current service charge of £2022.18 for 2015/2016 with ground rent of £237.50 per annum.

We have not been able to verify the terms of the lease with the seller's legal representative and advise any interested party should obtain verification from their own legal representative.



# Ground Floor

Approx. 32.5 sq. metres (349.6 sq. feet)



Total area: approx. 32.5 sq. metres (349.6 sq. feet)



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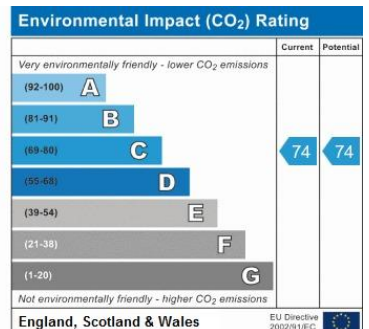
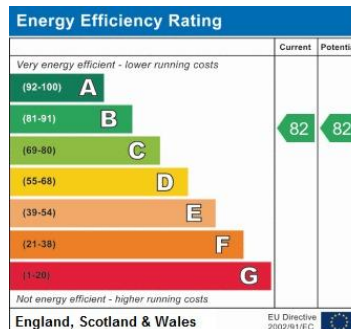
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