



smarthomes

## Pegasus Court

Union Road, Shirley, B90 3BU

- A One Bedroom Second Floor Retirement Apartment
- Lounge Diner with Juliette Balcony
- Emergency Pull Cord System
- Residents Lounge, Communal Laundry & Guest Suite

**£120,000**

EPC Rating – 81

Council Tax Band - C







## Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



Pegasus Court is a popular retirement development comprising of 39 retirement apartments with gated access to communal parking and benefits from an Estate Manager, 24 hour emergency pull cord system, guest suite, communal laundry facilities, battery charge facility for mobility scooters and owners lounge with kitchen, library area and fitness suite.



Access to the building is gained via communal entrance door with intercom security system leading through to a communal foyer with managers office and residents lounge having a lift and stairs leading to this second floor apartment

### **Wide Entrance Hallway**

With security intercom, wall mounted electric heater, useful store cupboard with fitted shelving, hanging pegs and hot water system and doors leading off to



### **Lounge Diner**

18' 7" x 11' 0" (5.66m x 3.35m) With coving to ceiling, emergency pull cord, telephone point, Dimplex storage heater, stone effect fireplace surround with electric flame effect fire, UPVC double glazed door with side windows to Juliette balcony with views over communal gardens and part glazed door leading into

### **Kitchen to Front**

7' 7" x 6' 5" (2.31m x 1.96m) Being fitted with a range of wall, drawer and base units, roll top work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, built-in Hotpoint microwave, inset Hotpoint electric oven, integrated fridge and freezer, four ring electric hob with extractor over and UPVC double glazed window to front



### **Bedroom**

14' 0" x 9' 2" (4.27m x 2.79m) With UPVC double glazed window overlooking communal gardens, coving to ceiling, Dimplex storage heater, emergency pull cord and built-in double wardrobe





**Shower Room**

7' 2" x 6' 2" (2.18m x 1.88m) Having a walk-in shower area with screen, grab rails and thermostatic shower, WC, wash hand basin with vanity unit beneath, wall mounted storage cupboards, electric heated towel rail, ceiling down lights, wall mounted electric heater and extractor

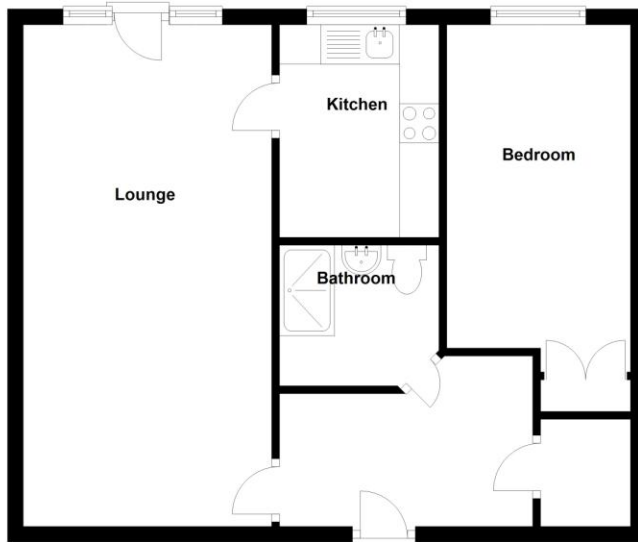
**Outside**

Having delightful communal gardens being mainly lawned with well stocked shrubbery beds

**Tenure**

We are advised by the vendor that the property is leasehold with approx. 106 years remaining on the lease, a service charge of approx. £TBC per annum and a ground rent of approx. £TBC per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.

**Second Floor**  
Approx. 49.2 sq. metres (529.3 sq. feet)



Total area: approx. 49.2 sq. metres (529.3 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            | 81                      | 84        |
| (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 |                         |           |
| England, Scotland & Wales                   |                         |           |
|   | EU Directive 2002/91/EC |           |

316 Stratford Road  
Shirley  
Soliuhull  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements