



smarthomes

Deerhurst Court

Solihull, B91 3BY

- A Well Presented First Floor Retirement Apartment
- Double Bedrooms with Fitted Wardrobes
- Jack and Jill Bathroom
- No Upward Chain

£100,000

EPC Rating 75

Current Council Tax Band - E





Property Description

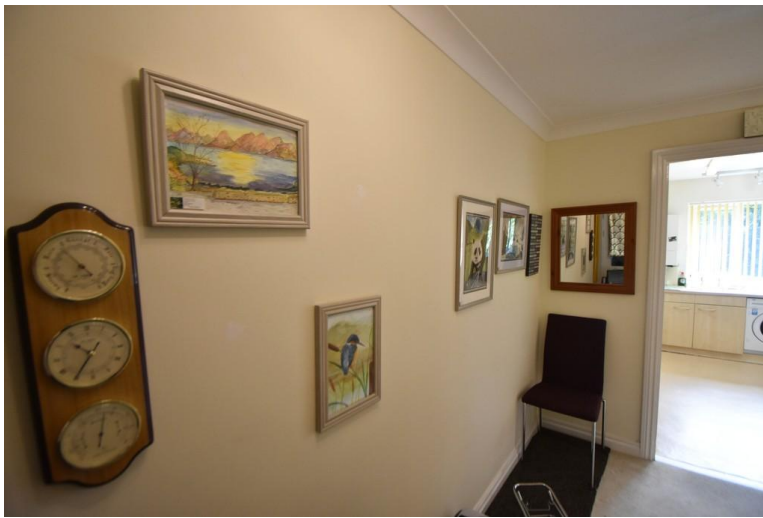
Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

Deerhurst Court is situated in an ideal position in Solihull Town Centre, within easy level walking distance of an excellent choice of shopping facilities including Mell Square and Touchwood Court where the shops include John Lewis, Marks and Spencer and House of Fraser, along with a wide range of other high street and independent shops. Supermarkets include Waitrose, Sainsburys and Morrisons. There are numerous restaurants and coffee shops also within easy walking distance.

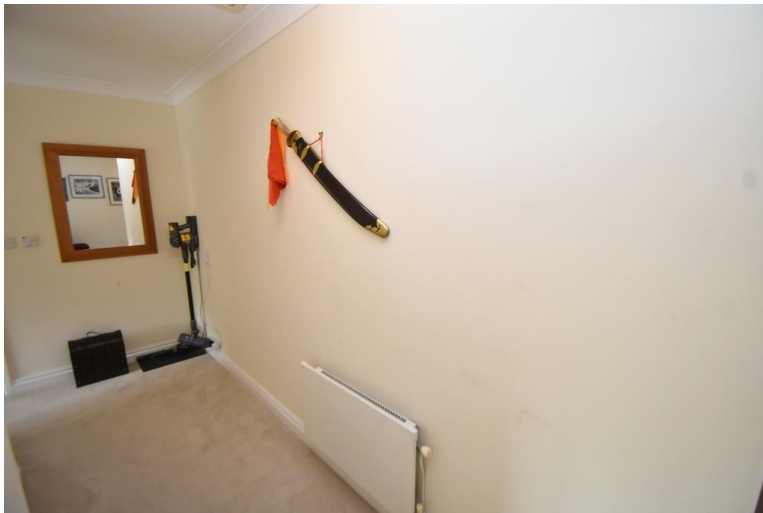


Further along the Warwick Road is access to Malvern & Brueton Park which has a local nature reserve, Brueton Tree Trail, ornamental gardens and an ornamental lake, sensory garden, a café and pleasant level walks throughout the park.

Deerhurst Court offers owners excellent facilities which includes on site assistance provided by a team of Duty Managers, one of whom is available on site 24 hours a day, 365 days a year; and a Housekeeping Team. There is an hour and a half per week of domestic help for each owner and all communal areas and gardens are all taken care of.



There is a high quality restaurant on-site providing an optional three course lunch every day. Meals and snacks can be provided for owners in their apartments if they are unwell. A guest suite is available for the owners' visitors or prospective purchasers who may be considering purchasing a property in Deerhurst Court. For recreation, there is a hobbies room and an owners' lounge. Weekly events and outings are arranged by an owners' committee. Hallways and doorways are wider than usual, sockets and switches are conveniently placed and flooring is chosen with safety and ease of access in mind. There are many other details to make life easier. For personal safety there is an alarm/speech system with pull cords fitted to every room and optional wristband "alarm" available that works with the call system to provide access to the on site Duty Manager 24 hours a day. There is a hairdressing salon that visiting hairdressers may use for the benefit of owners.



The property is accessed via a secure communal entrance with stairs and lift access to all floors. On the first floor you will find a private hardwood entrance door leading into

Entrance Hallway

With two ceiling light points, useful storage cupboard, coving to ceiling, emergency pull cord, radiator and door leading off to

Lounge/Diner

15' 8" x 12' 1" (4.8m x 3.7m) With a double glazed window overlooking communal gardens, coving to ceiling, coving to ceiling, emergency pull cord, wall mounted radiator, two ceiling light points and an electric fire





Fitted Kitchen

11' 5" x 7' 6" (3.5m x 2.3m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit, further incorporating a 4 ring electric hob with extractor hood over. Eye level double oven and grill, integrated washing machine and fridge/freezer, wall mounted gas central heating boiler, tiling to splash back areas, radiator, two ceiling light points and a double glazed window

Double Bedroom

12' 9" x 12' 1" (3.9m x 3.7m) With a double glazed window, radiator, ceiling light point, coving to ceiling, emergency pull cord, mirror fronted fitted wardrobes and door to

Jack and Jill Bathroom

10' 9" x 6' 2" (3.3m x 1.9m) Being fitted with a lightly coloured suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point, an obscure double glazed window and door returning to hallway

Tenure

We are advised by the vendor that the property is leasehold with 125 years remaining on the lease, a service charge of approx. £8,052 per annum and no ground rent payable 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 Vendor. Current council tax band - E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.