



smarthomes

Pegasus Court

Union Road, Shirley, B90 3BU

- A Well Presented Ground Floor Retirement Apartment
- One Double Bedroom
- Lounge/Diner with Direct Access to Communal Gardens
- Re-Decorated and Re-Carpeted Throughout

Offers in Region of

£145,000

EPC Rating - 56

Current 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. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. 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, communal gardens, 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. A private front door leads into

Entrance Hallway

With ceiling light point, wall mounted electric heater, storage cupboard, pull cord and door leading off to



Lounge/Diner

18' 6" x 11' 1" (5.64m x 3.38m) With a UPVC double glazed window and French doors leading to a patio area within communal gardens, wall mounted electric heater, wall and ceiling light points, feature electric fire suite and door to

Fitted Kitchen

7' 7" x 6' 6" (2.31m x 1.98m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring electric hob with extractor hood over. Eye level electric oven, integrated fridge/freezer, tiling to splash back areas and ceiling light point





Double Bedroom

13' 11" x 9' (4.24m x 2.74m) With a UPVC double glazed window, wall mounted electric heater, fitted wardrobes and ceiling light point

Shower Room

Being fitted with a three piece white suite comprising a walk in shower enclosure, low flush W.C and vanity wash hand basin. Wall mounted storage units with mirror and LED lighting, complementary tiling to walls, ladder style radiator and ceiling light point

Tenure

We are advised by the vendor that the property is leasehold with approx. 107 years remaining on the lease, a service charge of approx. £3,117.79 per annum and a ground rent of approx. £399 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 Vendor. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	73
(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.