



smarthomes

Priory Court

Shelly Crescent, Monkspath, B90 4XA

- A Ground Floor Retirement Apartment for The Over 60's
- Two Bedrooms & Shower Room
- Kitchen & Lounge Diner
- 24 Hour Careline System
- No Upward Chain

Offers in Region of

£85,000

EPC Rating - 61

Current Council Tax Band - C





Property Description

Situated in this very popular location with easy access to the M42 motorway, NEC and Birmingham International Airport and Train Station. There are local shops within Monkspath off Shelly Crescent, near to which is a doctors, dentist and the popular Farm Gastro Pub & Restaurant. There are an excellent choice of shopping facilities in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store



Access is gained via communal entrance door with intercom security system leading through to a communal hallway with managers office and stairs and lift to the upper floors.

Entrance Hallway

With ceiling light point, dado rail, laminate flooring, Dimplex electric heater, two useful storage cupboards and doors leading off to



Lounge to Rear

13' 9" x 11' 1" (4.2m x 3.4m) With double glazed window to rear, laminate flooring, coving to ceiling, wall lighting, electric fireplace with marble hearth and surround and archway leading through to

Kitchen

7' 6" x 5' 2" (2.3m x 1.6m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor canopy over, inset eye-level oven, integrated fridge and freezer, tiled flooring and spot lights to ceiling



Bedroom One to Rear

10' 9" x 8' 2" (3.3m x 2.5m) With double glazed window to rear elevation, laminate flooring, Dimplex electric wall heater, coving to ceiling, wall lighting and built-in wardrobe



Bedroom Two to Rear

7' 6" x 6' 6" (2.3m x 2.0m) With double glazed window to rear elevation, laminate flooring, coving to ceiling, wall lighting and built-in cupboard



Shower Room

6' 10" x 4' 11" (2.1m x 1.5m) Being fitted with a three piece white suite comprising shower enclosure with thermostatic rainfall shower, WC with enclosed cistern and wash hand basin, complementary tiling to walls and floor, electric towel rail, shaver socket, spot lights to ceiling and wall light



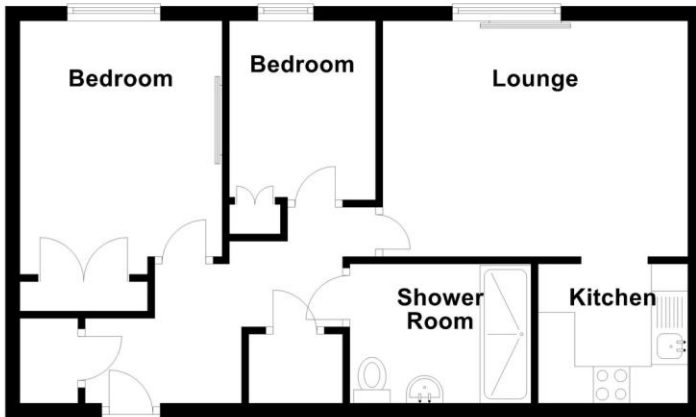
Tenure

We are advised by the vendor that the property is leasehold with approx. 65 years remaining on the lease, a service charge of approx. £2520 per annum and a ground rent of approx. £300 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.

Current council tax band – C.

Ground Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



Total area: approx. 47.7 sq. metres (513.3 sq. feet)

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