



smarthomes

Aynsley Court

Union Road, Shirley, B90 3DQ

- A Spacious and Recently Redecorated First Floor Retirement Apartment
- Two Good Size Bedrooms
- Re-Fitted Kitchen
- No Upward Chain

£105,000

EPC Rating - 79

Current Council Tax Band - D





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 spoiled 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.



The building is set back from the main road and is accessed via a secure communal entrance doors. Here you will find access to an array of communal facilities including the house manager's office, residents lounge, laundry, guest suite, gardens and residents and visitors parking. There is stairs and lift access to the first and second floors, and on the first floor a communal landing gives access to a private front door leading into



Private Entrance Hallway

With two ceiling light points, electric storage heater, coving to ceiling, useful storage cupboard and door leading off to

Spacious Lounge/Diner

19' 0" x 11' 1" max (5.8m x 3.4m max) With two double glazed windows, electric storage heater, coving to ceiling, emergency pull cord, wall light points, fireplace with marble hearth and wooden surround and glazed double doors leading to



Re-Fitted Kitchen

8' 10" x 5' 6" (2.7m x 1.7m) Being re-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 ceramic hob with extractor hood over and electric oven below. Integrated fridge/freezer, integrated dishwasher, tiling to splash back areas, wall lighting and a double glazed window



Bedroom One

13' 5" x 8' 10" (4.1m x 2.7m) With a double glazed window, coving to ceiling, electric storage heater, emergency pull cord, wall light points and a fitted wardrobes



Bedroom Two

9' 10" x 8' 10" (3m x 2.7m) With a double glazed window, electric storage heater, emergency pull cord, coving to ceiling, built in wardrobes and wall lighting

Modern Shower Room

6' 6" x 5' 2" (2m x 1.6m) Being fitted with a white suite comprising of a walk in shower enclosure with Triton electric shower, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, coving to ceiling, tiling to splash prone areas and wall light point

Tenure

We are advised by the vendor that the property is leasehold with approx. 94 years remaining on the lease, a service charge of approx. £4,400 per annum and a ground rent of approx. £552 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. Council tax band - D

First Floor
Approx. 62.1 sq. metres (668.4 sq. feet)



Total area: approx. 62.1 sq. metres (668.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

316 Stratford Road
Shirley
Salford
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. 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.