



smarthomes

## Woolmans Lodge

Solihull Road, Shirley, B90 3HL

- A Beautifully Presented Ground Floor Retirement Apartment
- Double Bedroom with Fitted Wardrobes
- Lounge/Diner with Direct Access to Communal Gardens
- No Upward Chain

**Offers in Region of**  
**£250,000**

EPC Rating - 84

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.





A beautifully presented ground floor apartment situated in a recently constructed retirement complex of 49 apartments built by Churchills Retirement Living for senior independent living. The complex benefits from a range of communal facilities including residents lounge, on-site lodge manager, 24 hour Careline support system, landscaped gardens with outdoor seating and residents parking



The property is set back from the road behind a residents tarmac parking area with trees and shrubs leading to a secured access door giving access to a communal entrance hall with further access to a private front door leading into

### **Entrance Hallway**

With ceiling light point, useful storage cupboard and glazed door leading off to



### **Lounge/Diner to Rear**

22' 10" x 13' 11" max (6.96m x 4.24m max)  
With a wall mounted electric heater, two ceiling light points, feature fireplace with electric fire, a UPVC double glazed door and window combo leading to a paved patio area with communal gardens beyond and a further glazed door leading to

### **Modern Fitted Kitchen to Rear**

8' x 7' 9" (2.44m x 2.36m) 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 Zanussi ceramic hob with Zanussi extractor hood over. Eye level Zanussi electric oven, integrated fridge and freezer and integrated washer/dryer. Wall mounted electric fan heater, tiling to splash back areas, ceiling light point and a double glazed window to the rear aspect



### Double Bedroom to Rear

18' 5" x 9' 5" (5.61m x 2.87m) With double glazed window to rear elevation, wall mounted electric heater, mirror fronted fitted wardrobes and ceiling light point

### Modern Shower Room

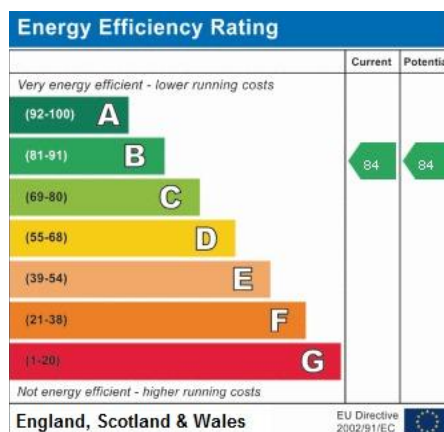
7' 9" x 5' 6" (2.36m x 1.68m) Being fitted with a modern white suite comprising of a large corner shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and ceiling spot lights

### Outside

Having well maintained communal grounds and parking

### Tenure

We are advised by the vendor that the property is leasehold with approx. 994 years remaining on the lease, a service charge of approx. £3,773.77 per annum and a ground rent of approx. £575 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



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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.