



smarthomes

Aynsley Court

Union Road, Shirley, B90 3DQ

- A Well Presented First Floor Retirement Apartment
- Two Good Size Bedrooms
- No Upward Chain
- Recently Re-Decorated

£115,000

EPC Rating - TBC

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 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.



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

Entrance Hallway

With ceiling light point, electric storage heater, intercom system, built in storage cupboard and door leading off to



Lounge/Diner to Front

18' 2" x 11' 11" max (5.54m x 3.63m max) With a UPVC double glazed window to front elevation, electric storage heater, wall light points, Adam style fire surround with marble hearth and electric fire and glazed double doors leading to



Fitted Kitchen to Front

9' x 5' 9" (2.74m x 1.75m) 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, space and plumbing for dishwasher, tiling to splash back areas, wall mounted electric heater, ceiling light point and a double glazed window to the front aspect



Bedroom One to Front

15' 7" x 8' 2" (4.75m x 2.49m) With double glazed window to front elevation, double fitted wardrobe, wall mounted electric heater and wall light points



Bedroom Two to Front

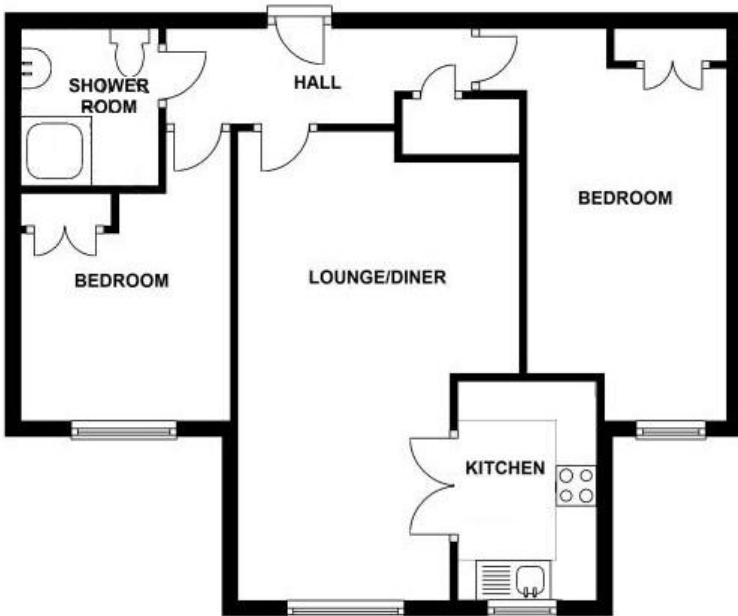
10' 7" x 8' 11" (3.23m x 2.72m) With double glazed window to front elevation, triple fitted wardrobes, wall mounted electric heater and wall light point

Modern Shower Room

Being re-fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Electric wall mounted heater, tiling to splash prone areas and 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. £4,326 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. Current council tax band – D.



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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.