



smarthomes

Aynsley Court

Union Road, Shirley, B90 3DQ

- A Spacious First Floor Retirement Apartment
- Two Good Size Bedrooms
- Lounge/Diner
- No Upward Chain

OIRO £110,000

EPC Rating - 78

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. 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 ceiling light point, electric storage heater, coving to ceiling, useful storage cupboard and door leading off to

Spacious Lounge/Diner

17' 8" x 11' 5" (5.4m x 3.5m) With a double glazed window, 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



Fitted Kitchen

8' 10" x 5' 6" (2.7m x 1.7m) Being 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 electric hob with extractor hood over. Eye level electric oven, space and plumbing for dishwasher, tiling to splash back areas, electric wall heater, wall lighting and a double glazed window



Bedroom One

15' 5" x 8' 10" (4.7m x 2.7m) With a double glazed window, coving to ceiling, electric storage heater, emergency pull cord, wall light points and a fitted wardrobe



Bedroom Two

10' 5" x 8' 6" (3.2m x 2.6m) With a double glazed window, electric storage heater, emergency pull cord, coving to ceiling, built in wardrobe and wall lighting

Shower Room

6' 6" x 5' 2" (2m x 1.6m) Being fitted with a 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, wood effect flooring, electric wall heater and wall light point



Tenure

We are advised by the vendor that the property is leasehold with approx. 94 years remaining on the lease and a combined service charge and ground rent of approx. £4,972 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. Council tax band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(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 are 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.