



smarthomes

Priory Court

Shelly Crescent, Monkspath, B90 4XA

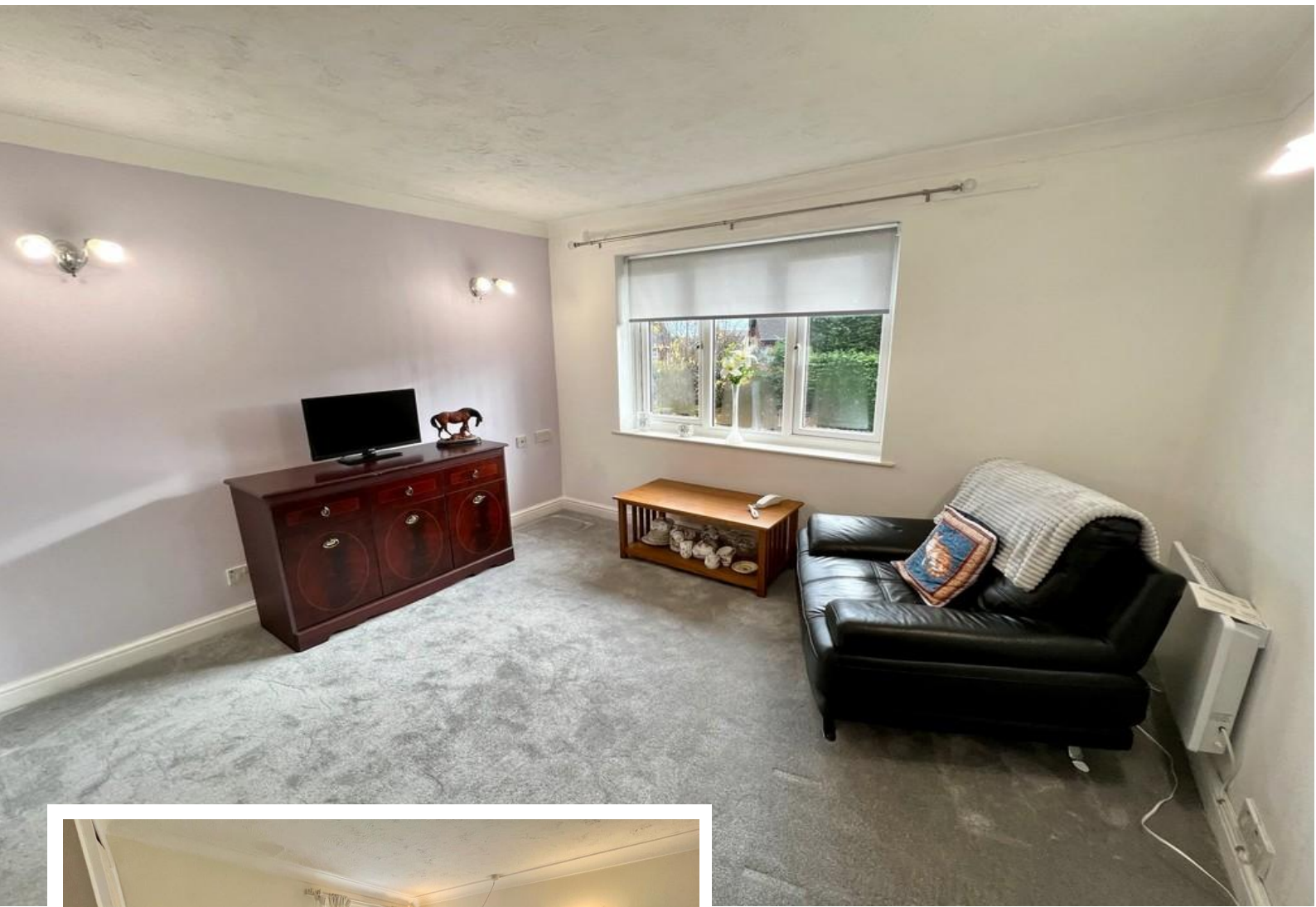
- A Well Maintained First Floor Retirement Apartment
- Double Bedroom With Fitted Wardrobes
- Re-Fitted Shower Room
- No Upward Chain

£62,000

EPC Rating 75

Current Council Tax Band B





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



Priory Court benefits from a house manager, emergency pull cord and bracelet care hotline, communal lounge & kitchen, laundry room, well maintained gardens and off road parking. The building is accessed via secure intercom entry system leading through to communal entrance hall with site managers office and lifts to all floors. On the first floor a private front door leads into



Private Entrance Hall

With ceiling light point, coving to ceiling, electric panel heater, two useful storage cupboards and doors leading off to

Lounge to Rear

11' 5" x 9' 10" (3.5m x 3.0m) With double glazed window to rear elevation, wall mounted electric panel heater, coving to ceiling, wall lighting, emergency pull cord and archway leading through to



Kitchen

8' 2" x 4' 11" (2.5m x 1.5m) Being fitted with a range of wall, drawer and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring electric hob with extractor over, inset electric oven, space for fridge freezer, ceiling light point, coving to ceiling, extractor and attractive herringbone flooring



Bedroom to Rear

10' 5" x 8' 2" (3.2m x 2.5m) With double glazed window to rear elevation, wall mounted electric panel heater, wall lighting, coving to ceiling, emergency pull cord and useful built-in wardrobe



Re-Fitted Shower Room

6' 6" x 5' 2" (2.0m x 1.6m) Being re-fitted with a three piece white suite comprising of; walk-in over-sized shower area with Triton electric shower, vanity wash hand basin with storage below and low flush WC, with complementary aqua-panelling to walls, attractive non-slip herringbone flooring, extractor, electric heated towel rail and ceiling light point



Tenure

We are advised by the vendor that the property is leasehold with approx. 64 years remaining on the lease, a service charge of approx. £3103 per annum and a ground rent of approx. £237 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 - B



| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 7.5 | 7.8 |
| (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 | |

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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.