



22 PEGASUS COURT, UNION ROAD, SHIRLEY, SOLIHULL, B90 3BU

ASKING PRICE OF £149,950

EPC: C Council Tax Band: C



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- First Floor Retirement Apartment
- Fitted Kitchen
- Large Double Bedroom
- Spacious Lounge/Diner
- House Manager (Mon-Fri)
- Gated Parking & Beautiful Grounds
- Residents Facilities
- Emergency Pull Cord System



A beautifully presented large double bedroom first floor retirement apartment set within the sought after Pegasus Court Development. The accommodation briefly comprises; communal entrance hall with security intercom system, lift and stairs to all floors, entrance hall, storage cupboard, spacious lounge/diner, fitted kitchen, large double bedroom with fitted wardrobes, bathroom/wc, secure gated parking for 20 cars and communal gardens, fitness suite, residents lounge, guest suite.



COMMUNAL ENTRANCE HALLWAY with security intercom system
RECEPTION HALL lift and stairs to:
ENTRANCE HALL with a walk in storage cupboard
SPACIOUS LOUNGE/DINER 19' 4" x 11' 2" max 7' 2" min (5.89m x 3.4m 2.18m)
FITTED KITCHEN 7' 7" x 6' 5" (2.31m x 1.96m)
LARGE DOUBLE BEDROOM 18' 0" x 9' 0" (5.49m x 2.74m)
fitted wardrobes, dressing table and drawers
BATHROOM/WC
COMMUNAL GROUNDS
COMMUNAL LOUNGE organised social events
GUEST SUITE
FITNESS ROOM
LAUNDRY



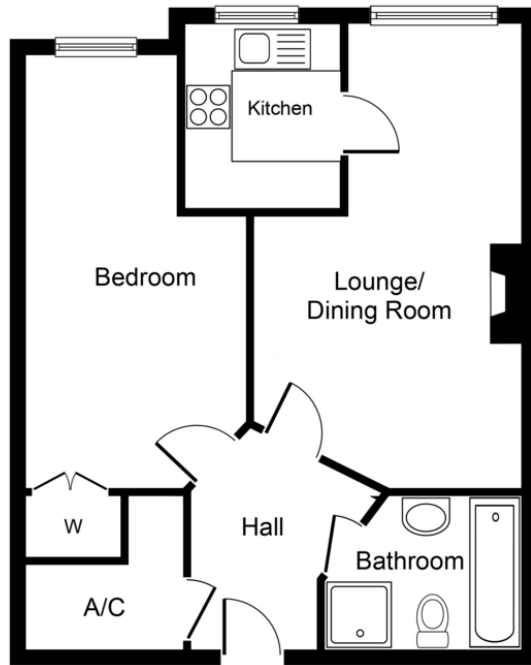
Length of Lease - 79 years (from 2024)

Service Charge - £3,436 pa

Ground Rent - £398 pa

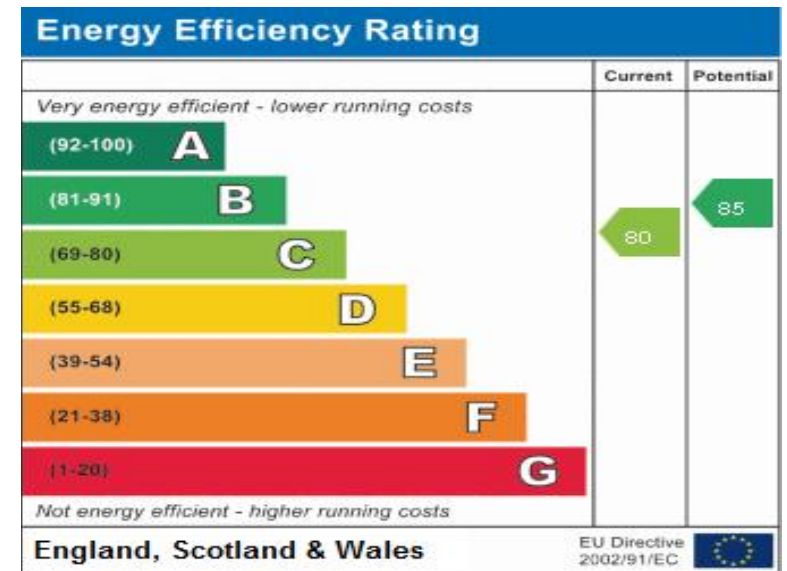
Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





Approx. Gross Internal Floor Area 530 sq. ft. (49.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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