



37 PRIORY COURT, SHELLY CRESCENT, SHIRLEY, SOLIHULL, B90 4XA

ASKING PRICE OF £115,000

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.

- Large Retirement Apartment
- Two Double Bedrooms (Master En Suite)
- Spacious Lounge/Diner
- Sought After Area
- Amenities Close By
- Beautiful Communal Gardens & Parking Area
- Part Time Lodge Manager
- Right to Manage Status in place



A spacious well presented, two bedroom, first floor retirement apartment overlooking the beautiful communal gardens for 60 years and older, situated in a sought after location within this modern, well looked after development which is close to Shelly Farm shops, doctors, bus stops and train station. The property offers double glazing, economy 7 heating and emergency pull cord and bracelet care hotline. The accommodation briefly comprises; communal entrance hall with security intercom system, lift and stairs to all floors, entrance hall with built in storage, spacious lounge/diner, fitted kitchen, master bedroom with fitted wardrobes, and en suite shower room/wc, second bedroom, bathroom/wc. The development offers a communal lounge, kitchen, laundry room, part time lodge manager, garden and parking area. No Upward Chain.

COMMUNAL ENTRANCE HALLWAY with security intercom system

LARGE RECEPTION HALL with storage

SPACIOUS LOUNGE/DINER 17' 3" x 15' 9" max (5.26m x 4.8m)

KITCHEN 7' 8" x 6' 2" (2.34m x 1.88m)

with an eye level Philips oven and grill, Philips 4 plate hob with overhead extractor fan, space for under counter fridge and freezer

MASTER BEDROOM 14' 9" x 13' 2" (4.5m x 4.01m)

fitted wardrobes with matching dressing table and stool

EN SUITE SHOWER ROOM

BEDROOM TWO 10' 1" x 8' 4" (3.07m x 2.54m)

fitted wardrobe

FAMILY BATHROOM

COMMUNAL GARDENS AND PARKING



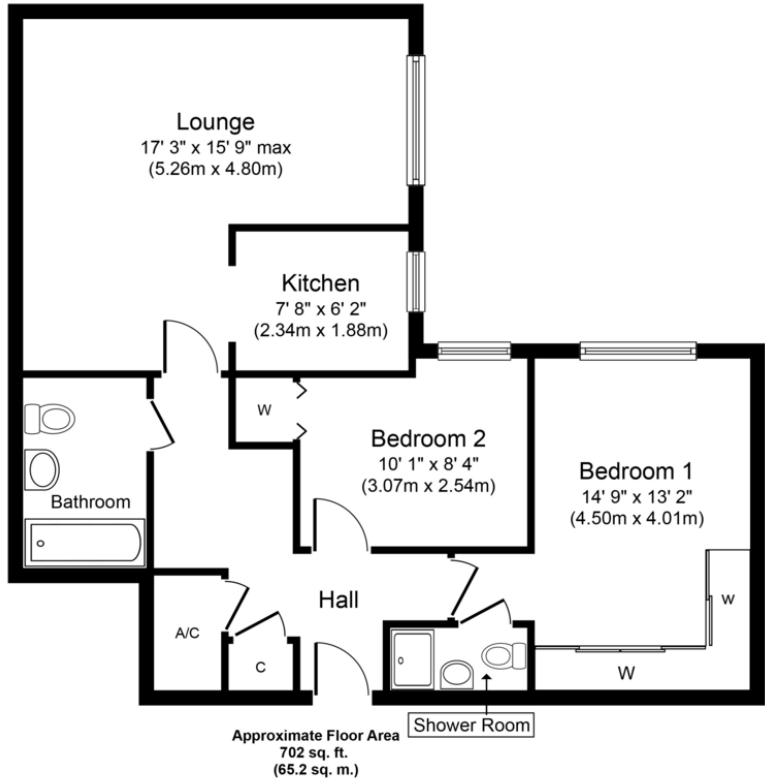
Length of Lease: 65 years (2024/5)

Service Charge: £3,199.32 pa

Ground Rent: £300 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)





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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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