



APT 34, PHOENIX HOUSE , SWALLOWS MEADOW, SHIRLEY, SOLIHULL, B90 4PQ

PURCHASE PRICE £165,000

**DRAFT DETAILS**





## PROPERTY OVERVIEW

Independent Retirement living in a safe, secure and supportive environment specifically for the over 55's. Offering a real alternative to residential care. Phoenix House will appeal to people who wish to retain their independence.

Phoenix House comprises of 49 extra care apartments for rent and shared ownerships with on site care provided.

A full time, non resident scheme manager, together with a dedicated team of trained staff trained to meet your care and support needs, will give you, and your loved ones, complete peace of mind regarding your safety and wellbeing.

Facilities available at Phoenix House: Communal Lounge where you can meet other residents and take part in activities. Dining Room where a lunchtime meal is served daily, Smaller lounges with kitchen areas for making drinks and snacks on each floor. Hobbies/activities room. Laundry. Shop. Hairdressing Salon. Guest bedrooms with en suite facilities available at a small charge for visitors who wish to stay overnight. Scooter store with electric charging facilities. Assisted bathrooms.



The property benefits from care facilities with an on site restaurant, communal lounges with kitchen area to make drinks and snacks, hairdressing salon, on site shop and laundry. This spacious apartment briefly comprises of:- spacious entrance hall, large lounge/kitchen, two bedrooms, wet/bathroom with a Jack and Jill style entrance off the main hall and bedroom. The apartment and communal facilities are fully wheel chair accessible and fitted with an on call facility for use in an emergency. The accommodation in more detail comprises of:-

## SHARED OWNERSHIP APARTMENTS

Will be available to people who meet the age/disability and locality criteria, who are suitable for the service, and who would benefit from the on site care, safety and security that this type of accommodation can offer.

## ACCOMMODATION ON SECOND FLOOR

Approached via the secure entrance door, leading into the large communal entrance hall with staircase and lift.

## SECOND FLOOR

### APARTMENT NO 34

With front door giving access through to:-

### LARGE RECEPTION HALL

6' 6" x 8' 4" (2.00m x 2.56m) Having a large walk in storage cupboard, central heating radiator, power points, coved cornicing, smoke alarm, 24 hour pull cord and leading to:-

### LARGE OPEN PLAN LOUNGE/KITCHEN

### LOUNGE

15' 11" x 10' 5" (4.87m x 3.20m) UPVC double glazed French doors overlooking the communal grounds, power points, TV point, central heating radiator, coved cornicing, ample space for a dining table, telephone point and open aspect leading through to:-

### FITTED KITCHEN

10' 5" x 9' 0" (3.20m x 2.76m) Having an extensive range of luxury fitted units, comprising of an inset stainless steel sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, built in electric oven and four ring hob with extractor hood over, plumbing for a washing machine, further space for a fridge/freezer, complementary wall tiles, power points coved cornicing, smoke alarm and extractor fan.

### BEDROOM ONE (REAR)

15' 6" x 10' 0" (4.74m x 3.07m) UPVC double glazed window, central heating radiator, power points, TV point and coved cornicing.

### BEDROOM TWO (FRONT)

11' 5" x 8' 5" (3.48m x 2.58m) UPVC double glazed window, central heating radiator,

power points and coved cornicing.

### BATH/WET ROOM

10' 0" x 8' 9" (3.07m x 2.67m) Being part tiled, having a walk in shower area, low flush wc, pedestal wash basin, central heating radiator, coved cornicing, extractor fan, 24 hour pull cord and electric shaver point.

## COMMUNAL AREAS

### COMMUNAL LOUNGES

Ideal to meet other residents and to take part in a range of activities.

### RESTAURANT

Cooked meals served daily.

### HARDIRESSERS

### OUTSIDE

### COMMUNAL GARDENS

There are communal gardens for all apartments, mainly lawn and shrubs which are well maintained.

### PARKING

There are ample parking spaces to the front of the property.

### TENURE

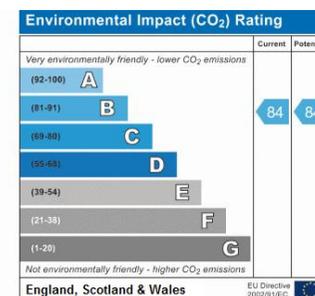
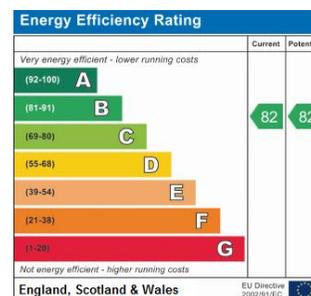
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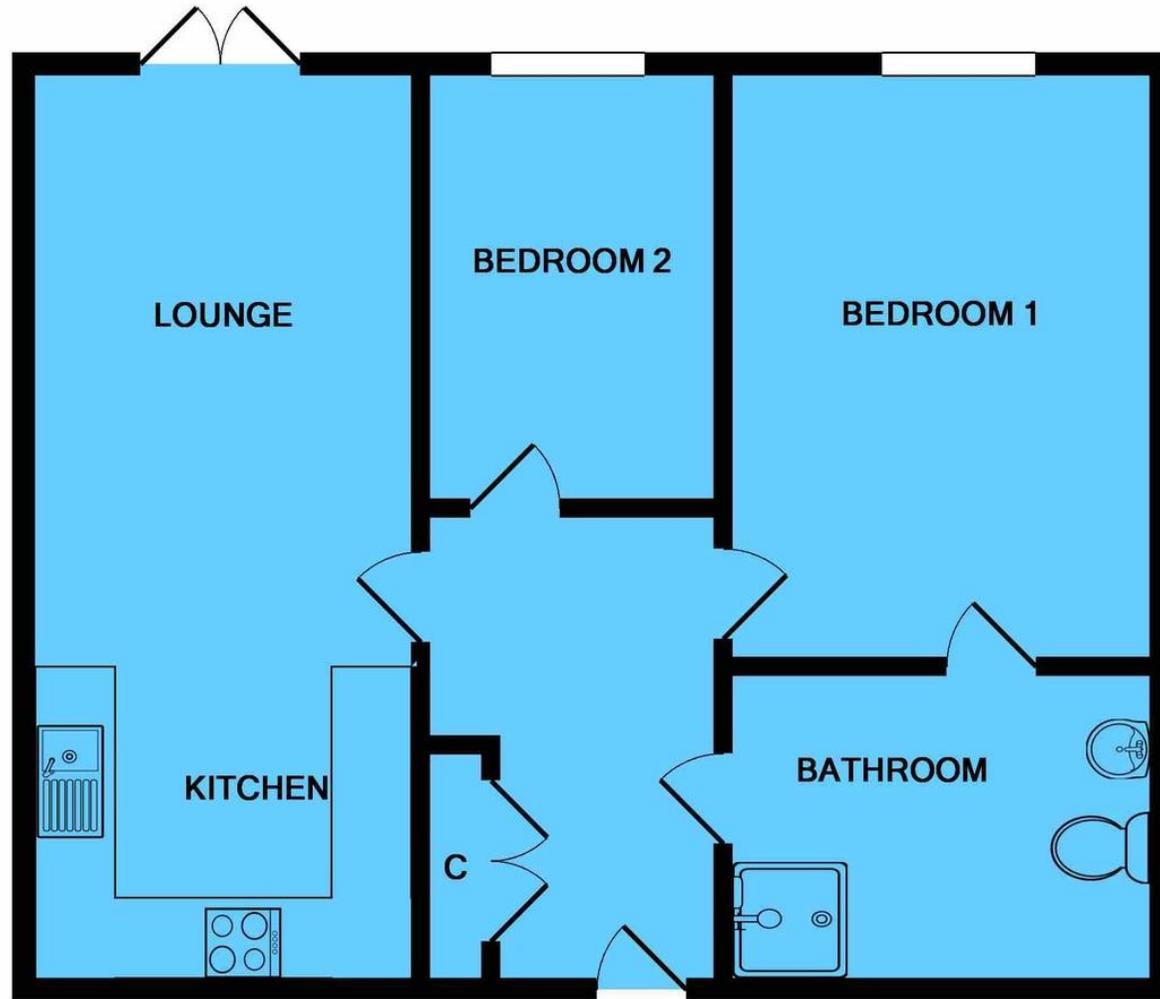
### VIEWING

Via Xact in Solihull on 0121 712 6222.

### COUNCIL TAX

Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) or phone 0121 704 6000.





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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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