



John Shepherd

Estate Agents



### Apartment 19 Trinity Apartments

Parkgate

Shirley

B90 3FE

**£185,000**

Leasehold

- First Floor Apartment with Lift Access
- Exclusively for the Over 55's
- 25% Shared Ownership
- Walking Distance to Shirley High Street



The property is situated in a very convenient location within a few minutes drive of the excellent shopping and commercial amenities available on the Stratford Road, Shirley. Local schools, bus services and recreational and social amenities are all close by and the commercial centres of Solihull, Birmingham, Redditch and other Midland towns are within daily commuting distance. There is a junction on Stratford Road between Shirley and Hockley Heath on to the M42 motorway which provides speedy access to Birmingham International Airport, Birmingham International Railway Station, the Midlands motorway network and the National Exhibition Centre.

Trinity Apartment located at Parkgate in Shirley have been designed to create a safe, secure and welcoming environment for all purchasers. The retirement/assisted living development comprise of 51 new build apartments with 18 two bedroom apartments offered for sale.

#### FACILITIES

- \* Large communal lounge
- \* Dining room
- \* Hairdressing salon
- \* Laundry
- \* Activities room
- \* Rooftop sun lounge
- \* Guest bedrooms
- \* Assisted bathrooms
- \* Scooter storage
- \* Secured access to the building
- \* Lifts to all floors
- \* Non-resident manager responsible for day-to-day running of the scheme
- \* On-site care and support team



## APARTMENT 19

SPACIOUS ENTRANCE HALL WITH 2 STORAGE CUPBOARDS  
KITCHEN/DINER/LOUNGE 11' 2" x 22' 11" (3.41 max m x 7.00 max m)  
With balcony.

BEDROOM 1 7' 2" x 17' 8" (2.2 max m x 5.4 max m)

JACK & JILL BATHROOM 8' 3" x 8' 3" (2.54 max m x 2.54 max m)

BEDROOM 2 7' 10" x 12' 6" (2.4 max m x 3.83 max m)

## EXTRA CARE SERVICES

Duties of the non-resident scheme manager will include:

- \* Making daily contact with all residents and dealing with day-to-day queries
  - \* Ordering of repairs and maintenance to communal areas
    - \* Ensuring the provision of cleaning and gardening
    - \* Ensuring meals provided are of the required standard
  - \* Arranging and promoting a regular programme of activities for residents
- \* Assisting residents with benefit claims and accessing the services they need
  - \* Regular testing of fire and security alarms
  - \* Liaising with residents families and friends













## Floor Plans:



GROUND FLOOR

Key applies to all floors:

Staff/Communal Areas

Key Facilities:

Lounge Area/Dining Area

Hair Salon

Laundry

Buggy Store

Guest Room

Assisted Bathroom

Activities and Training

Sun Lounge

FOR RENT:

Type A - 1 Bed Apartment

Type A1 - 1 Bed Apartment

Type A2 - 1 Bed Apartment

Type A3 - 1 Bed Apartment

Type A4 - 1 Bed Apartment

FOR SALE:

Type B - 2 Bed Apartment

Type B1 - 2 Bed Apartment

Type C - 2 Bed Apartment

Type D - 2 Bed Apartment

Type E - 2 Bed Apartment

Type F - 2 Bed Apartment



FIRST FLOOR

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Leasehold with vacant possession upon completion of the purchase.

Service Charge: £122 per week. The service charge is reviewed annually.

Services: All mains services are connected to the property.

Local Authority: Solihull Metropolitan Borough Council.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

To complete our quality service, John Shepherd is pleased to offer the following:-

Free Valuation: Please contact the office on 01564 786644 to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact 01564 771776.

Professional Survey Department: If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our professional services to you should you require an independent survey on the property you intend to purchase. We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice therefore, please do not hesitate to contact our Survey Department on 01564 786626.

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to [www.johnshepherd.com](http://www.johnshepherd.com)

Financial Services: John Shepherd Estate Agents works with Lomond Mortgage Services offering face to face mortgage advice to suit your needs. LMS are part of one of the UK's largest award winning mortgage brokers and can offer you expert mortgage advice, searching over 11,000 different mortgages from 90+ lenders to find the right deal for you. Please contact Matthew Tyler at our Solihull office on 0121 703 1869 for further details or to arrange a free appointment.

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