



smarthomes

## Phoenix House, Swallows Meadow

Shirley, Solihull, B90 4PQ

- A Spacious Second Floor Retirement Apartment
- Spacious Double Bedroom
- Jack & Jill Wet Room
- Open Plan Lounge/Kitchen/Diner

**£125,000**

EPC Rating - 81

Current Council Tax Band - B







## Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



Phoenix House is a purpose built development of 49 affordable, extra care apartments for rent and shared ownership via Solihull Care Housing Association. Extra care housing is intended to provide an independent life style within a safe, supportive and secure environment. A full time non resident scheme manager, together with a dedicated team of staff, trained to meet your care and support needs will give you and your loved ones complete peace of mind regarding your safety and well being. All purchasers must have a local connection.



The apartment benefits from facilities including an on site restaurant with a cooked lunch included every day (charge applicable), communal lounges with kitchen area to make drinks and snacks, hairdressing salon, on site shop, laundry, assisted bathrooms and two guest suites for visitor stays. There is also an on-site care team where one or more members of the team can be employed by a resident to provide varying levels of personal care as required



The property is situated behind a courtyard parking area providing spaces for residents and visitors. Secure communal entrance doors lead into the communal entrance hall where you can find the residents dining room, residents lounge, shop, hairdressers, house managers office, wheelchair store and lift and stairs access to all floors. On the second floor there is a private front door leading into

**Reception Hallway**

12' 11" max x 5' 4" max (3.94m max x 1.63m max) With a large storage cupboard, central heating radiator, coved cornicing, ceiling light point, emergency pull cord and door leading to

**Open Plan Lounge/Kitchen/Diner**

**Lounge/Diner Area**

20' 4" x 10' 5" (6.2m x 3.18m) Having UPVC double opening French doors to Juliet balcony with views over communal green area, central heating radiator, two ceiling light points, coved cornicing and opening to



**Kitchen Area**

9' 4" x 9' 2" max (2.84m x 2.79m max) Being fitted with an extensive range of fitted wall and base units with a work surface over incorporating a sink and drainer units, further incorporating a four ring ceramic hob with extractor hood over, eye level electric oven, space for a fridge, complementary wall tiles, wood effect flooring and ceiling strip light





### Spacious Double Bedroom

17' 4" x 10' 9" (5.28m x 3.28m) With a UPVC double glazed window with views over communal green area, central heating radiator, coved cornice, ceiling light point and door to

### Jack and Jill Wet Room

9' 2" x 6' 5" (2.79m x 1.96m) Being fitted with a modern white suite comprising a low flush W.C, wash hand basin and a shower area with wall mounted shower. Tiling to splash prone areas, central heating radiator, coved cornice, extractor fan, emergency pull cord and door returning to hallway



### External

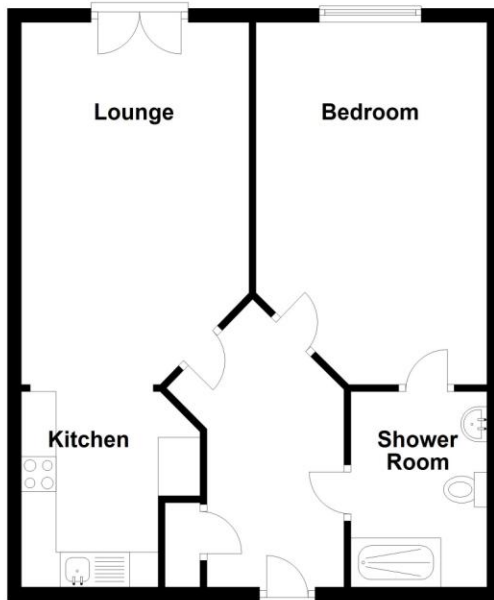
The property is surrounded by communal gardens for all apartments which are mainly lawned with planted shrubs and flowering borders. There is parking for both residents and visitors

### Tenure

We are advised by the vendor that the property is leasehold with approx. 105 years remaining on the lease and has a weekly charge of £124.44 which covers the heating, water, buildings insurance, the outside cleaning of the windows, the cleaning and maintenance of the communal areas and gardens and ground rent (£6,470.88 per annum). The weekly lunch charge is £22.29 per person for a lunch time meal every day. Varying levels of additional care are available at an extra charge. We are awaiting confirmation from the vendor's solicitor on these charges. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - B

### Second Floor

Approx. 54.2 sq. metres (583.0 sq. feet)



Total area: approx. 54.2 sq. metres (583.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	81	81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
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.