



smarthomes

## Woolmans Lodge

Solihull Road, Shirley, B90 3HL

- A Well Presented First Floor Retirement Apartment
- Spacious Lounge/Diner
- Double Bedroom with Fitted Wardrobes
- No Upward Chain

**£180,000**

EPC Rating - 85

Current Council Tax Band - C







## 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.





A well presented first floor apartment situated in a recently constructed retirement complex of 49 apartments built by Churchills Retirement Living for senior independent living. The complex benefits from a range of communal facilities including residents lounge, on-site lodge manager, 24 hour Careline support system, landscaped gardens with outdoor seating and residents parking



The property is set back from the road behind a residents tarmacadam parking area with trees and shrubs leading to a secured access door giving access to a communal entrance hall. There are stairs and lift access to all floors and on the first floor a private front door leads into

#### **Entrance Hallway**

With two ceiling light points, two storage cupboards, security intercom system and glazed door leading off to



#### **Spacious Lounge/Diner to Rear**

20' 0" x 15' 1" (6.1m x 4.6m) With radiator, two ceiling light points, a UPVC double glazed door and window combo with Juliet balcony to rear and a further glazed door leading to

#### **Modern Fitted Kitchen**

8' 10" x 6' 6" (2.7m x 2m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with extractor hood over. Eye level Zanussi electric oven, integrated fridge and integrated freezer. Tiling to splash back areas, wood effect flooring, ceiling spot lights, plinth heater and a double glazed window



#### **Double Bedroom with Fitted Wardrobes**

18' 0" x 8' 10" (5.5m x 2.7m) With a double glazed window to rear elevation, radiator, mirror fronted fitted wardrobes and ceiling light point



**Modern Shower Room**

6' 10" x 5' 2" (2.1m x 1.6m) Being fitted with a modern white Roca suite comprising of a large corner shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and ceiling light point

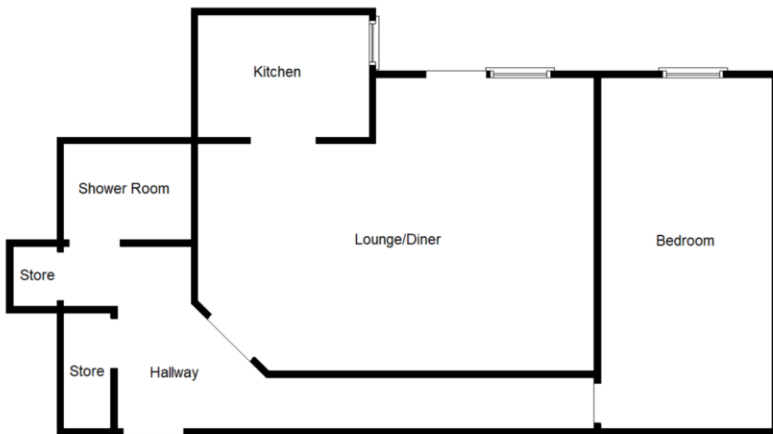
**Outside**

Having well maintained communal grounds and parking



**Tenure**

We are advised by the vendor that the property is leasehold with approx. 993 years remaining on the lease, a service charge of approx. £ 3,773.78 per annum (which includes central heating via the communal ground source heat pump) and a ground rent of approx. £575 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(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		
<b>England, Scotland &amp; Wales</b>	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.