



smarthomes

Portershill Drive

Shirley, Solihull, B90 4DS

- A Well Maintained Ground Floor Retirement Apartment
- Two Bedrooms
- No Upward Chain
- 24/7 Resident Development Manager & Emergency Pull Cord Careline System

Offers in Excess of

£150,000

EPC Rating '66'





Property Description

Shirley is home to a host of leisure and retail facilities. The property is situated within walking distance of the main Stratford Road where you will find an array of major large supermarkets including Sainsburys and Aldi. A pedestrian walkway leads to Sears Retail Park including Marks and Spencer, Homebase and Currys. Parkgate shopping area is within minutes and offers Asda supermarket and a host of independent shops. 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. Commuters are particularly served well, with regular bus and train services.

Portershill Drive was constructed with retirement and ease of living in mind and is situated in a most convenient location just off Tanworth Lane, close to the junction with the main A34 Stratford Road.



The property is presented as a well-maintained purpose-built ground floor retirement property, providing tranquil accommodation. The property is set back from the road behind a lawned fore garden, a paved pathway leads to a canopy porch, with outside storage, external lighting and a part glazed door leading into the lovely two bed roomed apartment, which is being offered with no upward chain.



The residents of Portershill Drive enjoy communal facilities including resident development manager, 'Careline' alert system, full on-site laundry facilities, a community lounge, a range of social activities. There is also a visitor's twin guest bedroom with en-suite which can be booked for a small fee. Ample parking available. on-site laundry facilities, a community lounge, a range of social activities. There is also a visitor's twin guest bedroom with en-suite which can be booked for a small fee. Ample parking available.



The property is set back from the road behind well maintained communal gardens, residents parking and paved footpath extending to canopy porch with outside storage, external lighting and part glazed door leading through to

Entrance Hall

With ceiling light point, useful storage cupboard and wooden door leading through to

Lounge Diner to Front

15' 8" x 13' 1" (4.8m x 4.0m) With UPVC double glazed bay window to front elevation, two electric storage heaters, two ceiling light points, electric fire with wooden surround, door to inner hallway and door leading into



Kitchen

8' 2" x 6' 6" (2.5m x 2.0m) Being fitted with a range of wall, drawer and base units, complementary wood effect laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor over, inset electric oven, space for fridge freezer, double glazed window to side, tiled flooring and ceiling light point

Inner Hallway

With airing cupboard and doors leading off to



Bedroom One to Rear

13' 1" x 8' 2" (4.0m x 2.5m) With double glazed window to rear elevation, electric storage heater and ceiling light point

Bedroom Two to Rear

7' 10" x 6' 6" (2.4m x 2.0m) With double glazed window to rear elevation, electric wall heater and ceiling light point

Bathroom

6' 2" x 5' 2" (1.9m x 1.6m) Being fitted with a three piece coloured suite comprising lowered panelled bath with grab rails and electric shower over, low flush WC and vanity wash hand basin, obscure double glazed window to side, tiling to water prone areas, laminate flooring, chrome electric towel rail, electric wall heater, emergency pull cord and ceiling light point

Communal Gardens

Having well maintained communal gardens, paved pathway, hedgerow borders and timber potting shed



Tenure

We are advised by the vendor that the property is leasehold with approx. 62 years remaining on the lease, a service charge of approx. £2,126 per annum and a ground rent of approx. £75 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. Council tax band - B



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| 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. 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/tenants are advised to recheck the measurements