



smarthomes

## Aynsley Court, Union Road

Shirley, Solihull

- A Well Maintained First Floor Retirement Apartment
- Fitted Kitchen & Shower Room
- One Double Bedroom
- Lounge/Diner

**£105,000**

Current EPC Rating - B  
Current Council Tax Band - C







## Property Description

A first floor retirement apartment benefitting from no upward chain, careline security system, one double bedroom, lounge, fitted kitchen and shower room. There are an array of communal facilities including a house manager, residents lounge, laundry, guest suite, gardens and parking

The property is ideally situated to all local amenities including a doctors surgery, pharmacy, dentist, opticians, hairdressers and café all within a 2 minute walk. For shopping, just minutes away you'll find M&S food hall, Sainsburys' and ASDA supermarkets, as well as Sears Retail Park and Parkgate with an array of popular major retail names and eateries. Shirley high street also has a good variety of independently run outlets and a good choice of culturally diverse dining restaurants. Residents are particularly served well by regular bus and train services and easy access to junction 4 of the M42.





## Rooms & Measurements

Lounge/Diner to Front 4.47m x 3.12m (14'8" x 10'3")

Fitted Kitchen 2.21m x 1.73m (7'3" x 5'8")

Double Bedroom to Front 3.53m x 2.67m (11'7" x 8'9")

Shower Room 2.01m x 1.65m (6'7" x 5'5")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 93 years remaining on the lease, a service charge of approx. £3350 per annum and a ground rent of approx. £513 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.

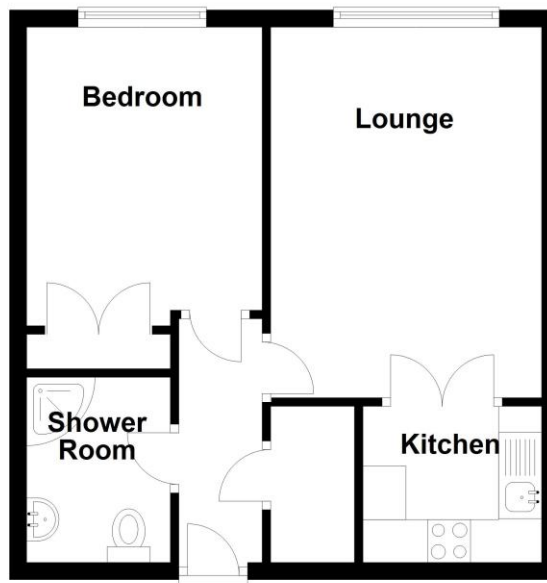
EPC supplied by Nigel Hodges.

Current council tax band - C





### First Floor



Total area: approx. 37.4 sq. metres (402.3 sq. feet)

316 Stratford Road  
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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 are 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.