



12 PRIORY COURT, SHELLY CRESCENT, SHIRLEY, SOLIHULL, B90 4XA
PURCHASE PRICE £85,000





PROPERTY OVERVIEW

An ideal opportunity to purchase this ground floor retirement apartment with a lower ground floor apartment beneath, situated in a prime location off Shelly Crescent. This one bedroom apartment is offered with no upward chain, benefits from UPVC double glazing, electric storage heaters and views over Widney Manor Golf Course. Priory Court is within easy walking distance of local shops, doctors and dentist. This retirement complex has the added attraction of 24 hour care line pull cord assistance in each room and there are proposals to replace all carpets, decorations, lighting and heating in the common parts in this and the next financial year. We recommend early viewing on this apartment which briefly comprises of:- reception hall, lounge/dining room, fitted kitchen, one bedroom, modern refitted shower room, communal lounge, communal laundry area, communal parking and communal grounds. In more detail the property affords:-

ACCOMMODATION ON THE GROUND FLOOR

Approached via the communal entrance hall.

RECEPTION HALL

With useful storage cupboard, airing cupboard, coved cornicing, Care Tech alarm and further door leading to:-

LOUNGE

13' 8" x 9' 10" (4.19m x 3.00m) Having two UPVC double glazed windows with views over Widney Manor Golf Course, three wall light points, coved cornicing, security intercom phone, Creda electric storage heater, TV point, power points and feature archway leading through to:-

FITTED KITCHEN

10' 0" x 5' 2" (3.05m x 1.59m) (max) Having an inset stainless steel sink unit with side drainer, cupboards and drawers beneath, a range of base and wall



cupboards, electric cooker point, built in Bosch oven, larger fridge, complementary wall tiles and power points.

BEDROOM

10' 0" x 8' 9" (3.07m x 2.68m) UPVC double glazed window, two wall light points, 24 hour care pull cord, Creda electric storage heater and built in wardrobe.

REFITTED SHOWER ROOM

Being fully tiled, having a walk in double shower cubicle with Duo electric shower, vanity wash basin with cupboard beneath, low flush wc, 24 hour care pull cord and coved cornicing.

COMMUNAL AREAS

COMMUNAL LOUNGE

COMMUNAL LAUNDRY

OUTSIDE

COMMUNAL GARDENS

There are communal gardens for all flats which are well maintained and manicured, mainly lawn and shrubs.

OFF ROAD PARKING

There is ample off road parking for all residents and visitors.

TENURE

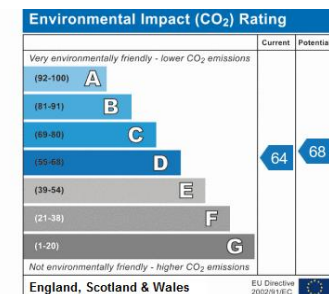
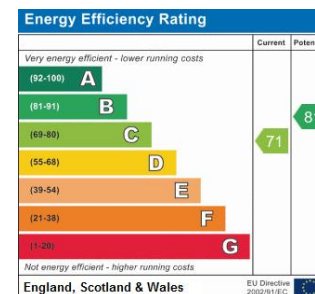
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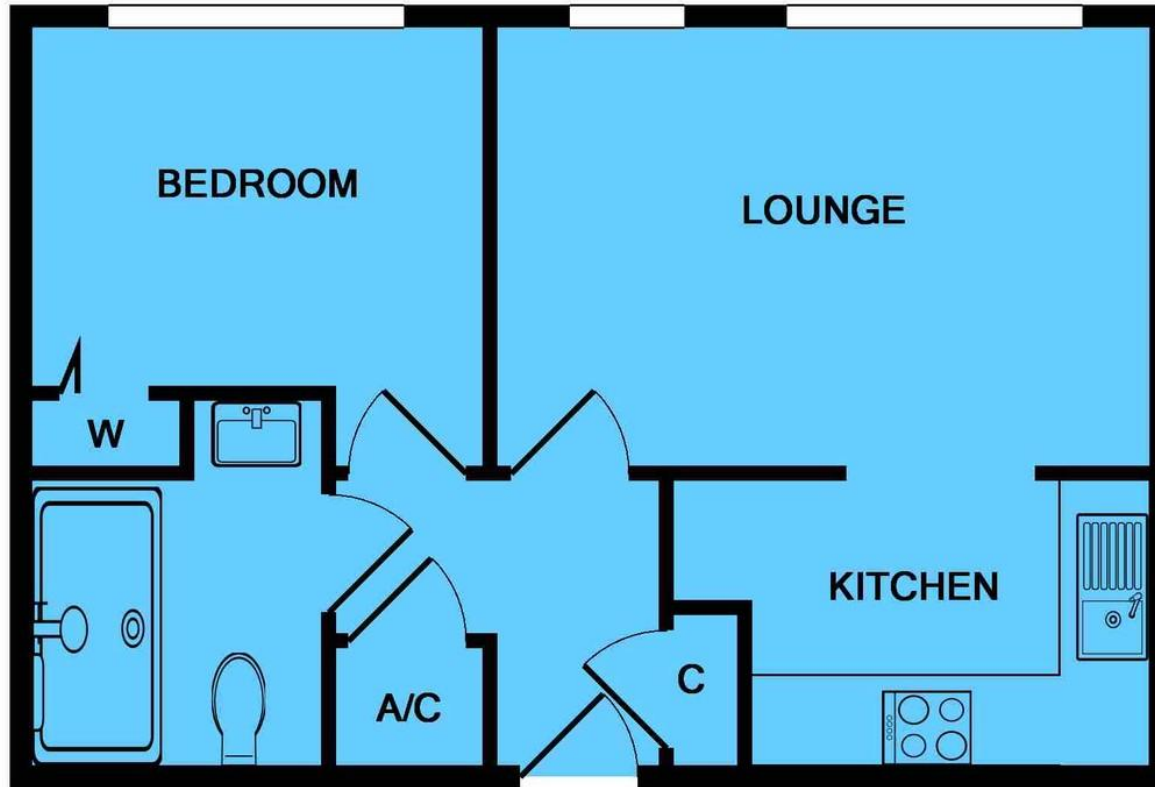
VIEWING

Via Xact in Solihull on 0121 712 6222.

COUNCIL TAX

Please refer to www.voa.gov.uk or phone 0121 704 6000 for more information.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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