



Connaught Close, Shirley

Guide Price £290,000





PROPERTY OVERVIEW

Presenting a delightful two-bedroom ground floor retirement apartment with NO UPWARD CHAIN, immaculately presented and conveniently located just a short distance from all local amenities. Accessed via a secure communal entrance with an intercom system, this charming abode boasts a spacious entrance hallway that leads to a large open plan living/dining room flooded with natural light. The living area opens up to a private patio, providing a serene retreat and easy access to communal gardens.

The property features a fully fitted kitchen with integrated appliances, two generously sized bedrooms, and a large shower room, with the principal bedroom boasting a walk-in wardrobe. Residents can enjoy 24/7 emergency care service and access to superb communal facilities including a residents lounge and a stunning roof garden. With lift access to all floors and residents parking behind a secure gated entrance, this apartment offers both comfort and security in a peaceful retirement setting.





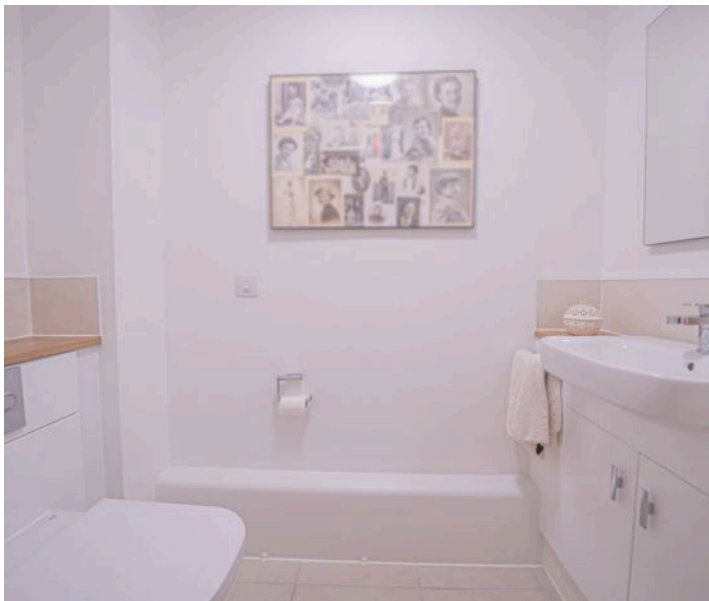
PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: D

Tenure: Leasehold

- Two Bedroom Ground Floor Retirement Apartment
- NO UPWARD CHAIN
- Short Distance To All Local Amenities
- Open Plan Living / Dining Room
- Fitted Kitchen With Integrated Appliances
- Private Patio Seating Area
- Two Generously Sized Bedrooms
- Communal Gardens, Residents Lounge & Roof Garden
- Secure Residents Parking





ENTRANCE HALLWAY

WC

LIVING / DINING ROOM

17' 4" x 10' 7" (5.29m x 3.22m)

KITCHEN

8' 10" x 6' 10" (2.68m x 2.08m)

PRINCIPAL BEDROOM

12' 6" x 9' 11" (3.82m x 3.03m)

WALK-IN WARDROBE

BEDROOM TWO

12' 7" x 10' 1" (3.83m x 3.08m)

SHOWER ROOM

7' 4" x 7' 0" (2.23m x 2.13m)

TOTAL SQUARE FOOTAGE

76.0 sq.m (818 sq.ft) approx.

OUTSIDE THE PROPERTY

RESIDENTS PARKING

RESIDENTS LOUNGE

COMMUNAL ROOF GARDEN

PRIVATE PATIO AREA

COMMUNAL GARDENS



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in one bedroom and an electric car charging point.

ADDITIONAL INFORMATION

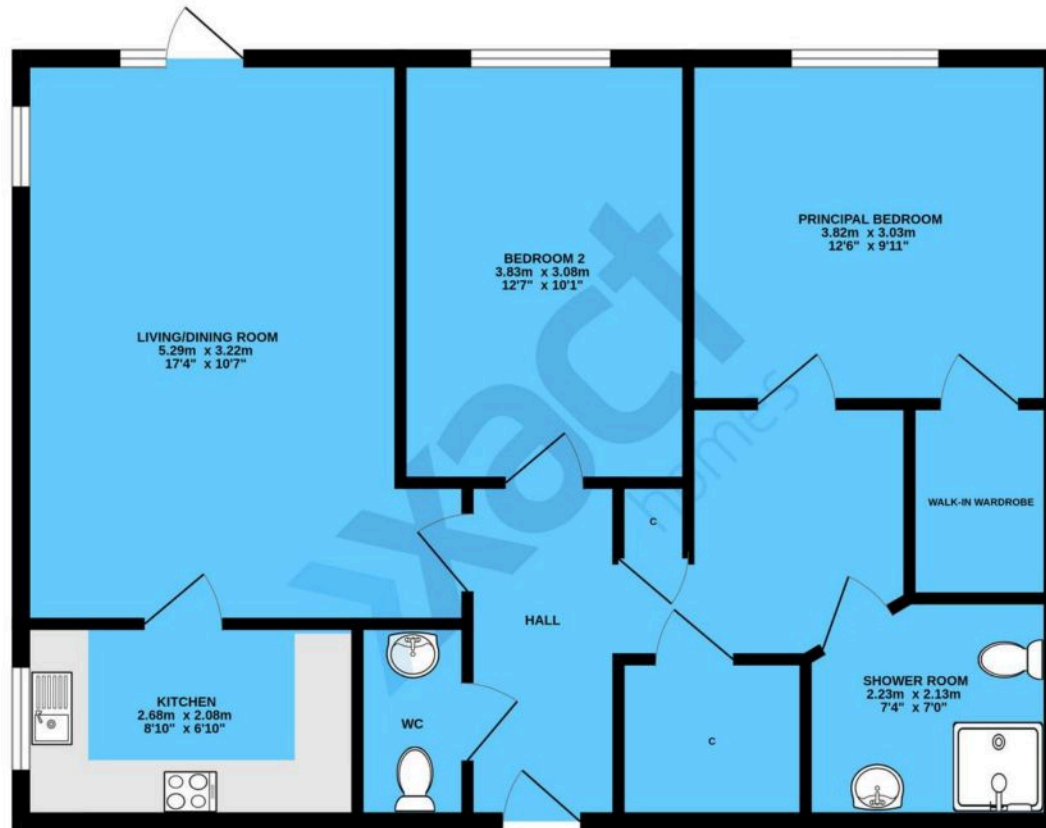
Services – direct mains water, sewers and electricity.
Broadband – FTTC (fibre to the cabinet). Service charge – £11,130.60 pa. Ground rent – TBC.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



TOTAL FLOOR AREA : 76.0 sq.m. (818 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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