



## Shelly Crescent, Solihull

Guide Price £104,500





## PROPERTY OVERVIEW

Situated in a prime location, with Widney Manor Station within half a mile, is this two-bedroom apartment designed for over 60s offers a comfortable and convenient lifestyle. Accessed via a lift to the first floor, this property boasts a bright and spacious interior featuring a generously sized entrance hallway with ample storage, an open plan living/dining room, a fitted kitchen with integrated appliances, two bedrooms, and a shower room. The property benefits from NO UPWARD CHAIN, making it an attractive option for those looking to move swiftly. Additionally, residents can enjoy excellent communal facilities, including a residents lounge and a laundry room, as well as beautifully maintained communal gardens perfect for relaxation, local amenities include doctors, dentist, shops and bus stop opposite the property.



For those seeking a home with outdoor space, this property comes with access to well-tended communal gardens providing a serene and peaceful environment. Perfect for enjoying the fresh air or socialising with neighbours, the gardens offer a tranquil retreat right at the doorstep of this charming apartment.





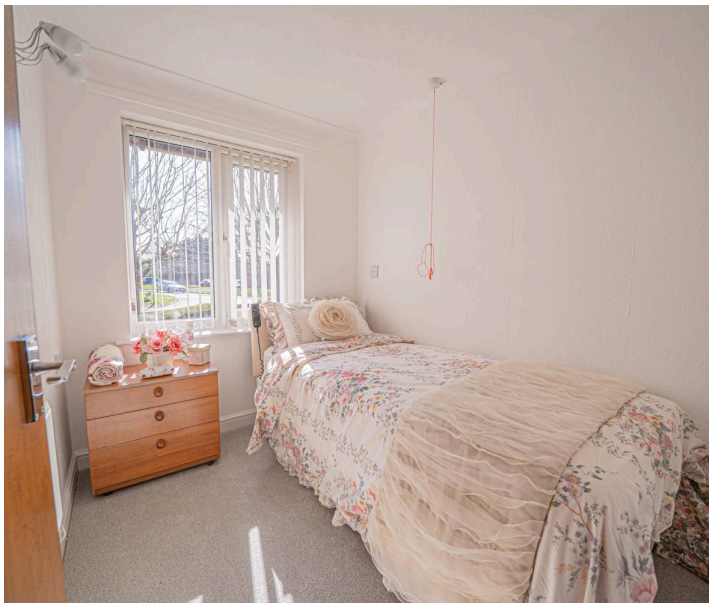
#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Leasehold

- Two Bedroom First Floor Apartment
- For Over 60s Only
- NO UPWARD CHAIN
- Walking Distance To All Local Amenities
- Open Plan Living / Dining Room
- Fitted Kitchen
- Excellent Communal Areas Including Resident's Lounge
- Well Maintained Gardens
- Lift Access To All Floors
- Wonderful First Floor Views





**ENTRANCE HALLWAY**

**LIVING/DINING ROOM**

14' 1" x 11' 3" (4.29m x 3.43m)

**KITCHEN**

7' 9" x 5' 6" (2.36m x 1.68m)

**BEDROOM ONE**

11' 2" x 8' 5" (3.40m x 2.57m)

**BEDROOM TWO**

8' 1" x 6' 7" (2.46m x 2.01m)

**SHOWER ROOM**

6' 10" x 5' 5" (2.08m x 1.65m)

**TOTAL SQUARE FOOTAGE**

53.7 sq.m (578 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**COMMUNAL GARDENS**

**ALLOCATED PARKING**

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, freezer, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.





#### **ADDITIONAL INFORMATION**

Services - mains water, electricity and sewers. Service charge - £3,192 pa - (includes water rates, building insurance, careline, laundry including drying and other communal amenities. Also, a part time lodge manager). Ground rent - £300 pa.

#### **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.

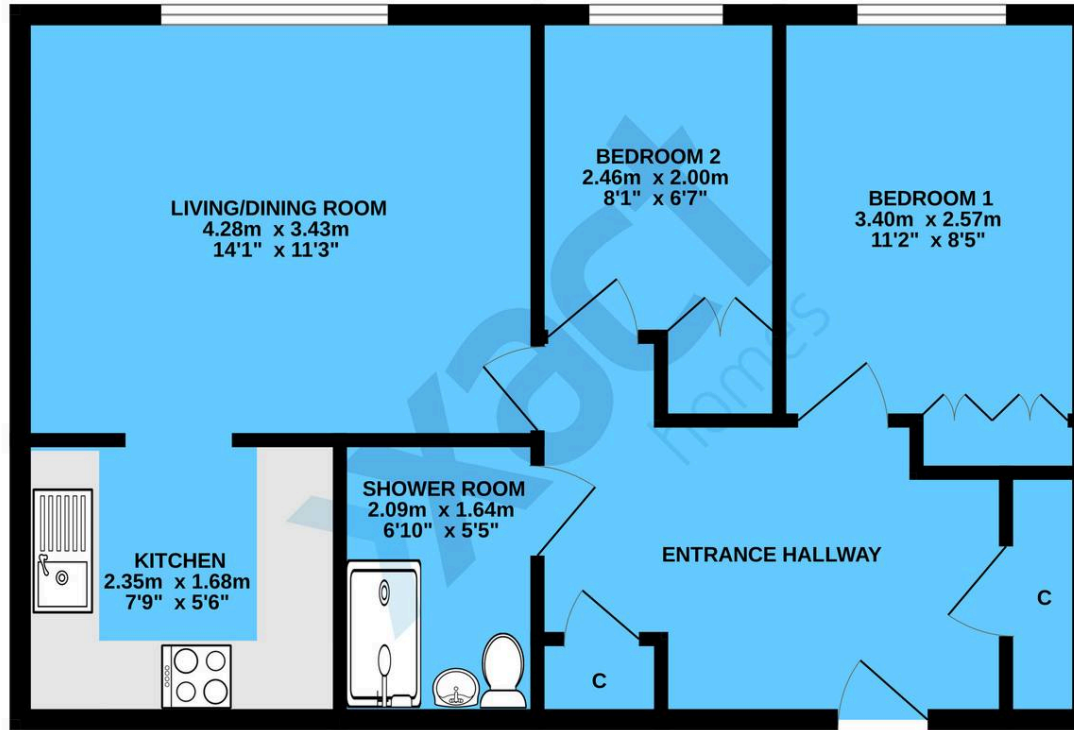
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



# FIRST FLOOR



TOTAL FLOOR AREA : 53.7 sq.m. (578 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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## Xact Homes

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