



## Shelly Crescent, Solihull

Guide Price £85,000





## PROPERTY OVERVIEW

Offered to the market with no upward chain, this well-presented two bedroom retirement apartment provides an excellent opportunity for those seeking comfortable and convenient living in a sought-after location. Situated within easy walking distance of local amenities and enjoying superb public transport links, the property is ideal for those wishing to maintain an independent lifestyle with everything close at hand.

The apartment is filled with natural light and enjoys a spacious dual aspect open plan living and dining room, creating a welcoming atmosphere for relaxation or entertaining guests. The modern fitted kitchen comes complete with integrated appliances (including oven, hob, and fridge / freezer), ensuring a practical and stylish space for meal preparation.

There are two generously sized bedrooms, both offering ample storage options, and a well-appointed shower room with contemporary fittings.

The property further benefits from off road parking for residents, providing peace of mind and convenience.

The apartment is set within beautifully maintained communal grounds, offering a tranquil outdoor environment for residents to enjoy. Mature planting, neat lawns, and well-tended borders create a pleasant outlook and a peaceful setting for relaxation or socialising with neighbours. There are several seating areas throughout the gardens, ideal for enjoying a morning coffee or reading in the afternoon sun.





This property represents an excellent opportunity to join a friendly and supportive retirement community, with the added benefit of outdoor space to enjoy without the need for maintenance. Early viewing is highly recommended to appreciate the quality of accommodation and the superb location.

#### 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 Retirement Apartment
- Over 60s Only
- Ground Floor With Easy Access
- NO UPWARD CHAIN
- Abundance Of Natural Light Throughout
- Close To Local Amenities & Public Transport Links
- Open Plan Living / Dining Room
- Two Generously Sized Bedrooms
- Well-Maintained Communal Gardens



**ENTRANCE HALLWAY**

**LIVING / DINING ROOM**

13' 11" x 11' 3" (4.24m x 3.42m)

**KITCHEN**

7' 9" x 5' 7" (2.37m x 1.71m)

**PRINCIPAL BEDROOM**

11' 6" x 8' 4" (3.51m x 2.55m)

**BEDROOM TWO**

7' 11" x 6' 6" (2.42m x 1.98m)

**SHOWER ROOM**

6' 8" x 5' 6" (2.02m x 1.67m)

**TOTAL SQUARE FOOTAGE**

47.0 sq.m (511 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**OFF ROAD PARKING**

**COMMUNAL GARDENS**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, all carpets, all curtains, all blinds and all light fittings.

#### **ADDITIONAL INFORMATION**

Services - direct mains water, sewers and electricity.  
Broadband - ADSL copper wire. Service charge - £3,199.32 pa. Ground rent - £300.00 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.

Approx Gross Internal Area  
47 sq m / 511 sq ft



Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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