



smarthomes

## Wheatley Place, Connaught Close

Shirley, Solihull

- A Beautifully Presented Two Bedroom Ground Floor Apartment
- For the Over 60's and Having Never Been Lived In
- Landscaped Communal Gardens
- Dual Aspect Lounge with Direct Patio Access

**£275,000**

Current EPC Rating - B  
Current Council Tax Band - D





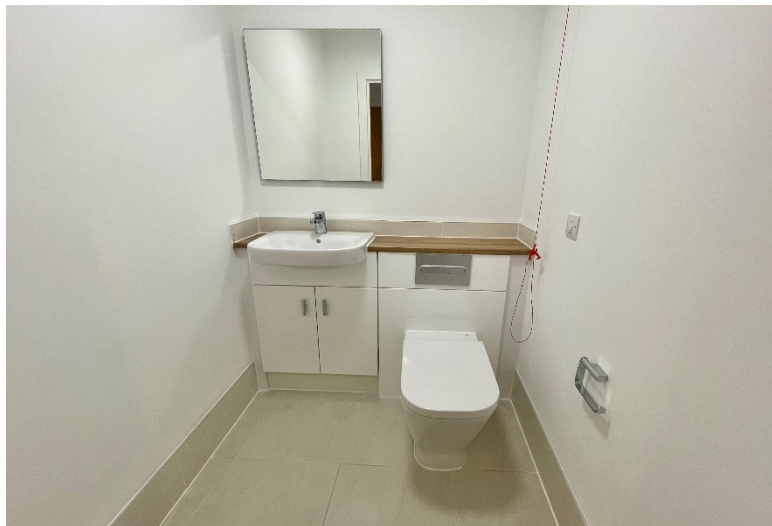


## Property Description

A beautifully presented ground floor retirement apartment for the over 60's that has never been occupied and is being sold with the benefit of no upwards chain. Offering accommodation comprising two double bedrooms, walk in wardrobe, modern kitchen, wet room, guest W.C, spacious double aspect lounge with direct access to patio and communal garden and a variety of further communal facilities

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars.





## Rooms & Measurements

Delightful Dual Aspect Lounge 4.42m x 4.19m (14'6" x 13'9")

Modern Fitted Kitchen 2.62m x 2.01m (8'7" x 6'7")

Master Bedroom 3.48m x 3.1m (11'5" x 10'2")

Bedroom Two 3.66m x 3.15m (12'0" x 10'4")

Wet Room 2.18m x 2.06m (7'2" x 6'9")

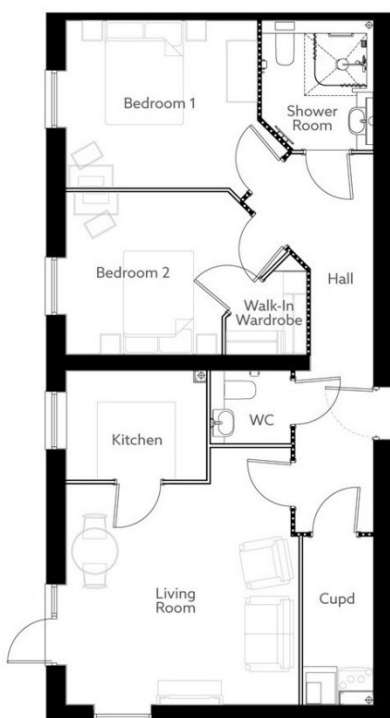
Guest W.C 1.45m x 1.32m (4'9" x 4'4")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 996 years remaining on the lease and a service charge of approx. £10,680 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 Vendor. Current council tax band - D





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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.