



DEERHURST COURT, SOLIHULL, B91 3BY
ASKING PRICE OF £220,000



»X Retirement Development

»X Central Solihull

»X No Upward Chain

»X Full Managed Facility

»X Two Bedrooms

»X Immaculately Maintained

»X On Site Restaurant

»X Emergency Pull Cord

»X Lift Access

PROPERTY OVERVIEW

Situated in the heart of Solihull, an ideal opportunity to purchase this superb second floor south facing retirement apartment offered to the market with no upward chain. This retirement development helps maintain your independence (with support if needed). One of the main attractions of this apartment is the on-site restaurant, site manager, emergency pull cord in each room and an exterior entrance from the covered walkway. This development offers a weekly service to clean your apartment which briefly comprises :- entrance hall, attractive lounge with feature window, fitted kitchen with built in appliances, two double bedrooms, brand new fitted wet room, communal gardens and parking.

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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX

Band E

TENURE

Leasehold - 72 years remaining

SERVICES

Mains gas, electricity and water

GARDEN

Communal

SERVICE CHARGE

£8100.00 pa

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, washer dryer, fitted wardrobes in bedroom one and all carpets



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

APARTMENT NO.37

SECOND FLOOR

ENTRANCE HALL

15' 9" x 4' 8" (4.81m x 1.44m)

LOUNGE

14' 7" x 13' 11" (4.47m x 4.25m)

FITTED KITCHEN

12' 5" x 7' 9" (3.81m x 2.38m)

BEDROOM ONE (FRONT)

11' 2" x 9' 9" (3.42m x 2.99m)

BEDROOM TWO (REAR)

11' 5" x 9' 10" (3.50m x 3.00m)

WET ROOM

10' 8" x 7' 0" (3.26m x 2.15m)

COMMUNAL LOUNGE

OUTSIDE THE PROPERTY

EXTERIOR ENTRANCE

From the covered walkway

COMMUNAL GARDENS / PARKING







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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