



TUDOR LODGE, WARWICK ROAD, SOLIHULL, B92 7AA
ASKING PRICE OF £159,950



XX Ground Floor Retirement Apartment

XX No Upward Chain

XX Close To Shopping Facilities & Bus Routes

XX Lodge Manager Available 5 Days A Week

XX Early Viewing Essential

XX Immaculately Maintained

XX 24 Hour Care Line

XX Guest Suite For Visitors

XX Lounge/Dining Room

PROPERTY OVERVIEW

Tudor Lodge is a delightful development of 30 one and two bed retirement apartments situated within easy walking distance of Dovehouse Parade and local bus routes. This one bedroom ground floor apartment has been immaculately maintained throughout and offered to the market with no upward chain. The living accommodation is bright and airy, benefiting from electric heating, UPVC double glazing and briefly comprises : entrance hall, lounge/dining room, fitted kitchen, one bedroom, bathroom, communal gardens and parking. Tudor Lodge has been designed with safety and security at the forefront with the apartment having an emergency care line system installed in each room, an on-site Lodge manager keeping the development in pristine shape Monday to Friday. Tudor Lodge also offers the facility of a guest room and is available for £15.00 per night for one visitor and £20.00 per night for two visitors.

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 C

TENURE

Leasehold - Approx 112 years remaining

SERVICES

Mains electricity and water

GARDEN

Communal

SERVICE CHARGE

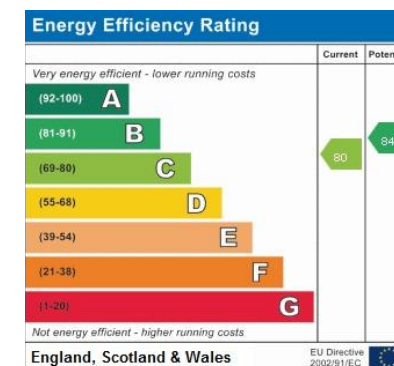
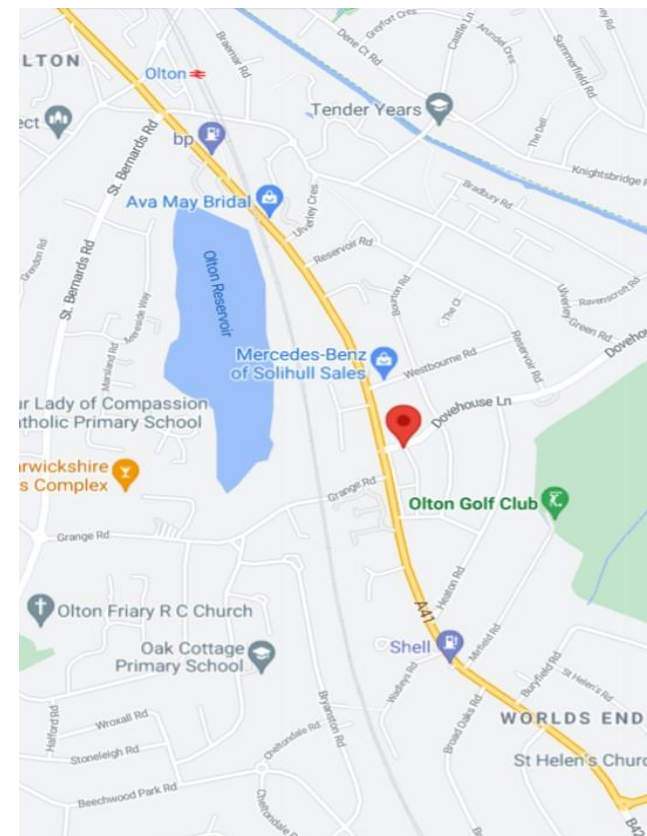
£2026.00 pa

GROUND RENT

£659.69 pa

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, fridge and freezer, all carpets and curtains and fitted wardrobes.



APARTMENT 10

ENTRANCE HALL

6' 6" x 6' 0" (max) (2.00m x 1.83m)

STORAGE CUPBOARD

9' 0" x 3' 1" (max) (2.75m x 0.94m)

LOUNGE /DINING ROOM

19' 10" x 12' 4" (max) (6.07m x 3.77m)

FITTED KITCHEN

10' 11" x 6' 4" (3.33m x 1.94m)

BEDROOM

20' 6" x 9' 2" (6.27m x 2.81m)

SHOWER ROOM

6' 9" x 5' 5" (2.07m x 1.67m)

OUTSIDE THE PROPERTY

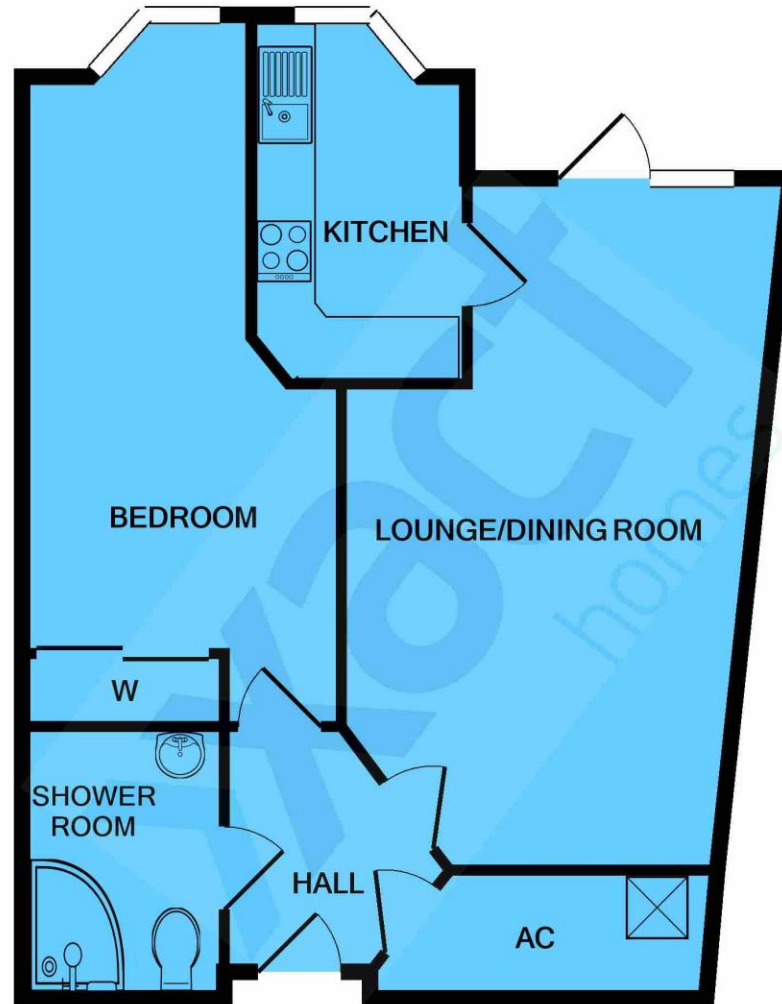
COMMUNAL GARDENS

COMMUNAL LOUNGE & LAUNDRY

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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