



smarthomes

## Windsor Lodge

Mickleton Road, Solihull, B92 7EP

- A First Floor Retirement Apartment For The Over 55's
- One Double Bedroom With Fitted Wardrobes
- 24 Hour Warden Controlled
- No Upward Chain

**Offers Over £70,000**

EPC Rating - 74

Current Council Tax Band - A





## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



The property is set back from the road behind visitor and resident parking and delightful communal gardens with outdoor seating, flowering shrub borders and tarmacadam pathways extending to composite front door and communal hallways with stairs leading to the first floor

**Lounge Diner**

16' 0" x 12' 5" (4.9m x 3.8m) With double glazed window over-looking the delightful communal gardens, coving to ceiling, two ceiling light points, laminate flooring, electric fire with marble effect hearth and decorative surround and doors leading off to

**Kitchen to Front**

12' 9" x 5' 6" (3.9m x 1.7m) Being fitted with a range of wall, drawer and base units and laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for gas cooker, under-counter fridge and freezer, useful pantry, wall mounted boiler, radiator, ceiling strip light and double glazed window to front elevation

**Inner Lobby**

With laminate flooring, storage cupboard housing water cylinder, ceiling light point and doors leading off to

**Bedroom to Rear**

11' 1" x 9' 2" (3.4m x 2.8m) With double glazed window to rear elevation, radiator, laminate flooring, ceiling light point and built-in wardrobes with mirrored sliding doors



### Shower Room

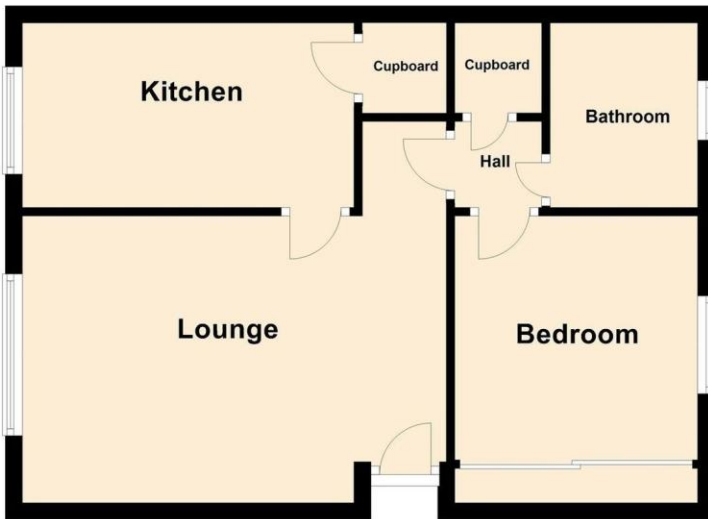
6' 10" x 4' 7" (2.1 m x 1.4m) Being fitted with a three piece white suite comprising; over-sized walk-in shower cubicle with Triton electric shower, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to water prone areas, radiator wall lighting with shaver socket and ceiling light point



### Tenure

We are advised by the vendor that the property is leasehold with approx. 39 years remaining on the lease which will be extended automatically upon completion to 60 years and a service charge of approx. £2,400 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 - A

### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road  
 Shirley  
 Solihull  
 West Midlands  
 B90 3DN

www.smart-homes.co.uk  
 shirley@smart-homes.co.uk  
 0121 744 4144

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 and 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.