



29 MAPLEBECK CT, LODE LANE, SOLIHULL, B91 2UB

ASKING PRICE OF £125,000

EPC: C Council Tax Band: E



## Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Retirement Apartment
- Two Bedrooms
- Spacious Lounge/Diner
- Walking Distance of Solihull Town Centre
- Fitted Kitchen
- House Manager
- Emergency Pull Cord Assistance
- Beautiful Communal Gardens

The accommodation briefly comprises: Private reception hall with large storage cupboards, spacious lounge/diner, fitted kitchen, two bedrooms, bathroom/wc. The apartment also benefits from emergency pull cords to request warden assistance and shared residents' facilities within the building. In addition there is a shared parking area, beautiful communal gardens and lifts to all floors. No Upward Chain.

**COMMUNAL ENTRANCE HALLWAY** with lift and stairs to first floor

**ENTRANCE HALLWAY** airing cupboard and storage cupboard

**SPACIOUS LOUNGE DINER** 20' 8" max x 11' 0" max 8' 1" min (6.3m x 3.35m)

**KITCHEN** 7' 1" x 7' 0" (2.16m x 2.13m)

**BEDROOM ONE** 11' 0" x 10' 1" (3.35m x 3.07m)

**BEDROOM TWO** 10' 0" x 8' 1" (3.05m x 2.46m)

**BATHROOM/WC**

**BEAUTIFUL COMMUNAL GARDENS**

**PARKING AREA**

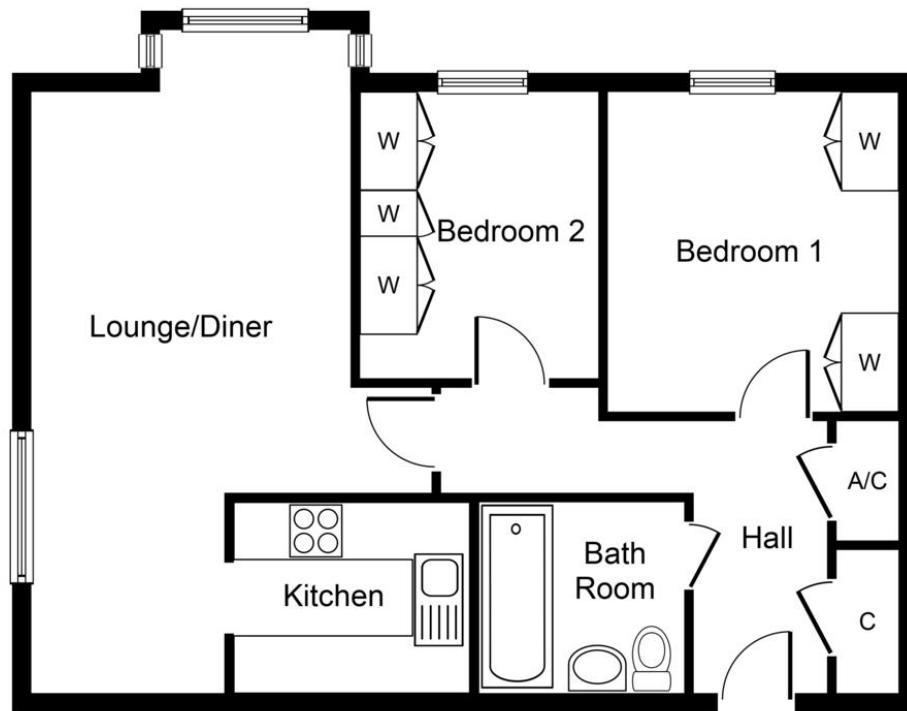


Length of Lease: 96 years (from 2022)

Service Charge: £3,888.48 pa

Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

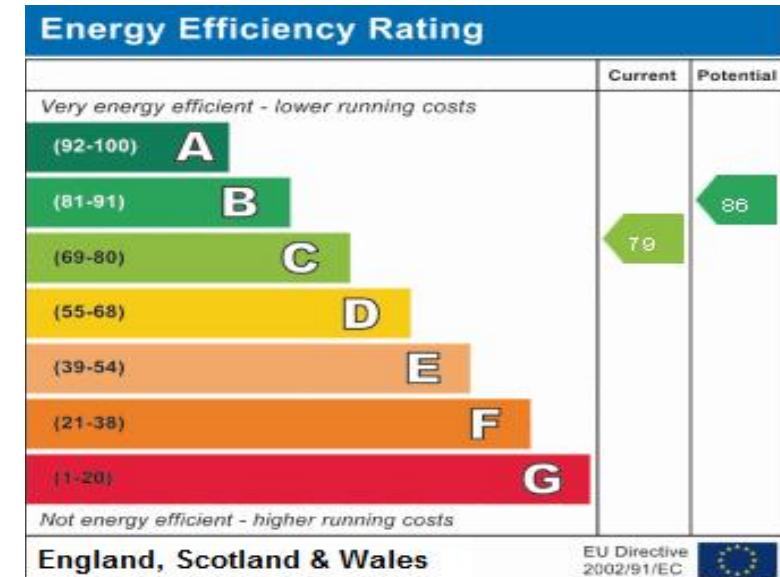




Approx. Gross Internal Total Floor Area 635 sq. ft. (59.0 sq. m.)

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 or tenant. 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.

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