



51 MAPLEBECK COURT, LODE LANE, SOLIHULL, B91 2UB

ASKING PRICE OF £155,000

EPC: D Council Tax Band: E



Location

Solihull is located approximately 9 miles (14.5 km) south-east 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 and 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 with easy access to the Warwickshire countryside.

- Top Floor Retirement Apartment
- Two Bedrooms (Master En Suite) & Dressing Area
- Spacious Lounge/Diner
- Beautiful Outlook
- Within Walking Distance of Solihull Town Centre
- Fitted Kitchen
- Family Bathroom/WC
- Communal Gardens



An opportunity to acquire a two bedroom top floor retirement apartment overlooking beautiful communal gardens and school playing fields beyond, situated in a great position within this popular development for 55 years and older, located close to Solihull town centre. The accommodation briefly comprises: large private reception hall, spacious living/dining room, fitted kitchen, master bedroom with dressing area and en suite shower room/wc, second bedroom, 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, communal gardens. guest suite available to rent and lifts to all levels. No Upward Chain.

COMMUNAL ENTRANCE HALLWAY with lift and stairs to:

RECEPTION HALL having airing cupboard and walk in storage cupboard and loft access

SPACIOUS LOUNGE/DINER 23' 1" x 11' 0" max 8' 0" min (7.04m x 3.35m 2.44m)

FITTED KITCHEN 7' 1" x 7' 1" (2.16m x 2.16m)

MASTER BEDROOM 10' 8" x 9' 5" (3.25m x 2.87m)

DRESSING AREA

ENSUITE SHOWER ROOM/WC

BEDROOM TWO 9' 10" x 7' 4" (3m x 2.24m)

FAMILY BATHROOM/WC

COMMUNAL GARDENS

PARKING AREA



Length of Lease: 93 years

Service Charge: £3,645.48 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 Floor Area 711 sq.ft. (66.1 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

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