



Lode Lane, Solihull

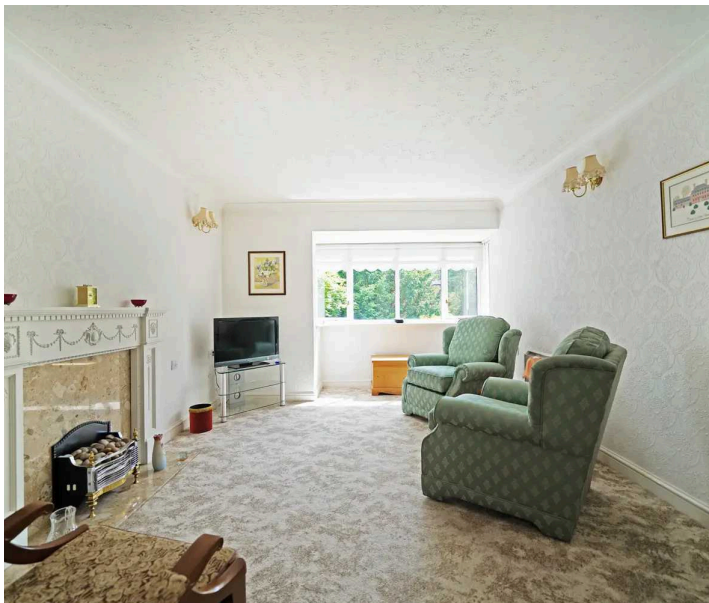
Guide Price £145,000





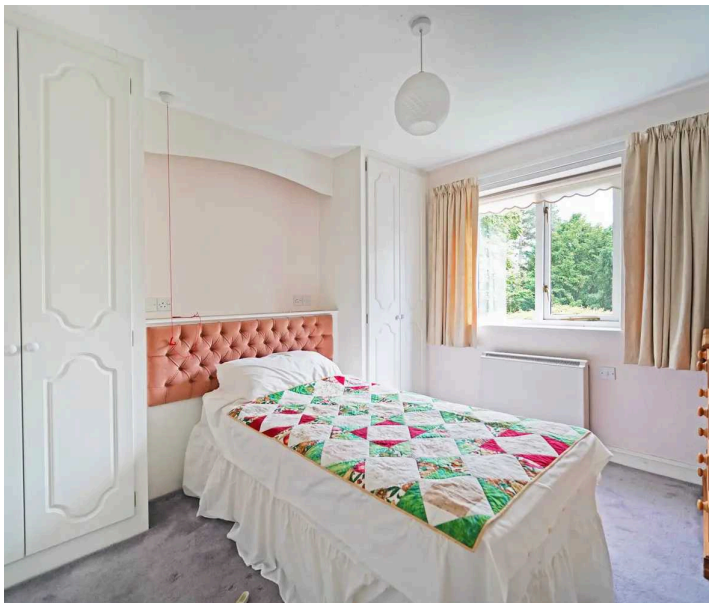
PROPERTY OVERVIEW

Situated in the heart of Solihull, this exceptional two-bedroom retirement apartment presents an opportunity for those seeking a peaceful and convenient lifestyle. Boasting a prime location and NO UPWARD CHAIN, this property offers a combination of comfort and accessibility for those looking to downsize or enjoy retirement living. Located on the first floor with lift access to all floors, this apartment is part of a warden-assisted complex, ensuring peace of mind and security for residents. The building features a large communal entrance with an intercom system, providing a welcoming and secure environment for all occupants. Upon entering the apartment, you are greeted by a spacious hallway that leads to the various living spaces. The large living/dining room is bathed in natural light, creating a warm and inviting atmosphere for relaxing or entertaining guests. The fitted kitchen comes complete with integrated appliances, offering functionality and convenience for every-day use.





The property comprises a principal bedroom with fitted wardrobes and a dressing area, along with a generously sized ensuite bathroom. A second bedroom provides flexibility, allowing for use as a separate dining room or home office to suit your lifestyle needs. A family bathroom completes the living accommodation, providing additional comfort and convenience for residents. Residents can enjoy the benefits of well-maintained communal gardens, providing a serene outdoor space to relax and unwind. Additionally, a parking area for residents, ensuring hassle-free parking and easy access to the property. In summary, this two-bedroom retirement apartment in Solihull offers an opportunity for those seeking a secure and comfortable living environment in a desirable location. With its convenient amenities, well-appointed living spaces, and tranquil surroundings, this property is sure to appeal to discerning buyers looking to enjoy the benefits of retirement living in style.



- Two Bedroom Retirement Apartment
- NO UPWARD CHAIN
- Set In The Heart Of Solihull
- Living / Dining Room
- Fitted Kitchen
- Principal Bedroom With Ensuite
- Well Maintained Communal Gardens
- Parking Area For Residents
- Warden Assisted



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. The property is within walking distance to Solihull Town centre, doctors, dentist, hospital and bus service and 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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Leasehold

HALLWAY

LIVING/DINING ROOM

23' 2" x 11' 0" (7.06m x 3.35m)

KITCHEN

7' 3" x 7' 1" (2.21m x 2.16m)

PRINCIPAL BEDROOM

10' 11" x 9' 8" (3.33m x 2.95m)

ENSUITE

9' 5" x 7' 5" (2.87m x 2.26m)

BEDROOM TWO

9' 11" x 6' 9" (3.02m x 2.06m)

BATHROOM

6' 9" x 6' 2" (2.06m x 1.88m)

TOTAL SQUARE FOOTAGE

67 sq.m (721 sq.ft) approx.



OUTSIDE THE PROPERTY

ALLOCATED PARKING

COMMUNAL GARDENS

ITEMS INCLUDED IN THE SALE

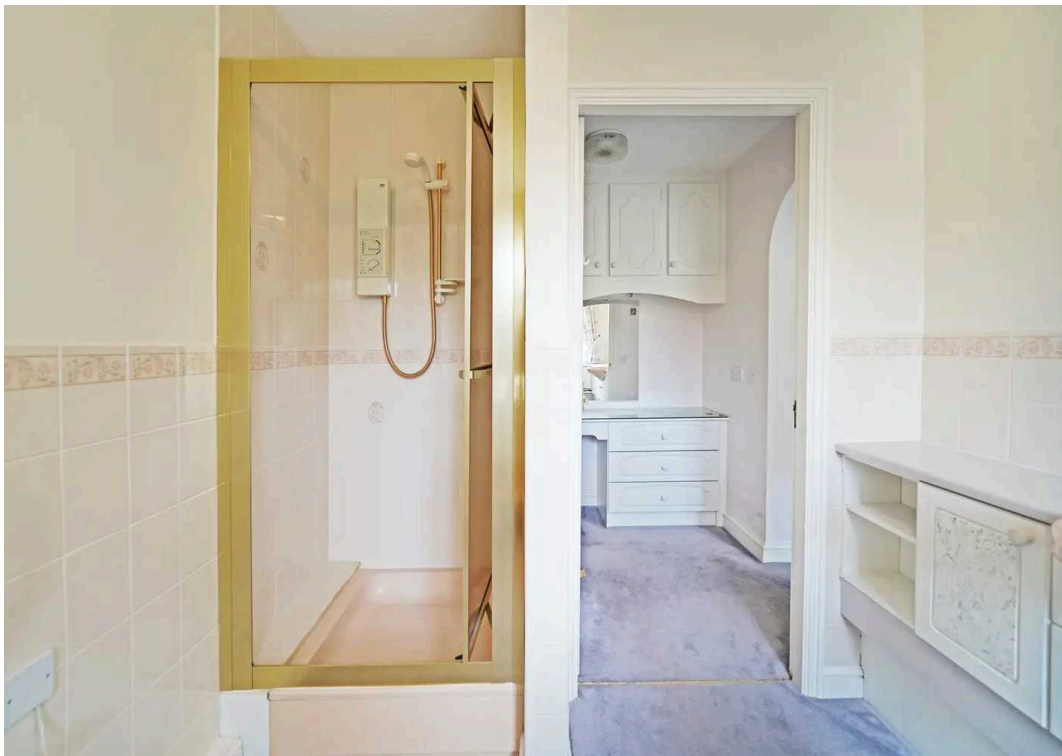
Integrated oven, integrated hob, extractor, fridge/freezer, washing machine, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

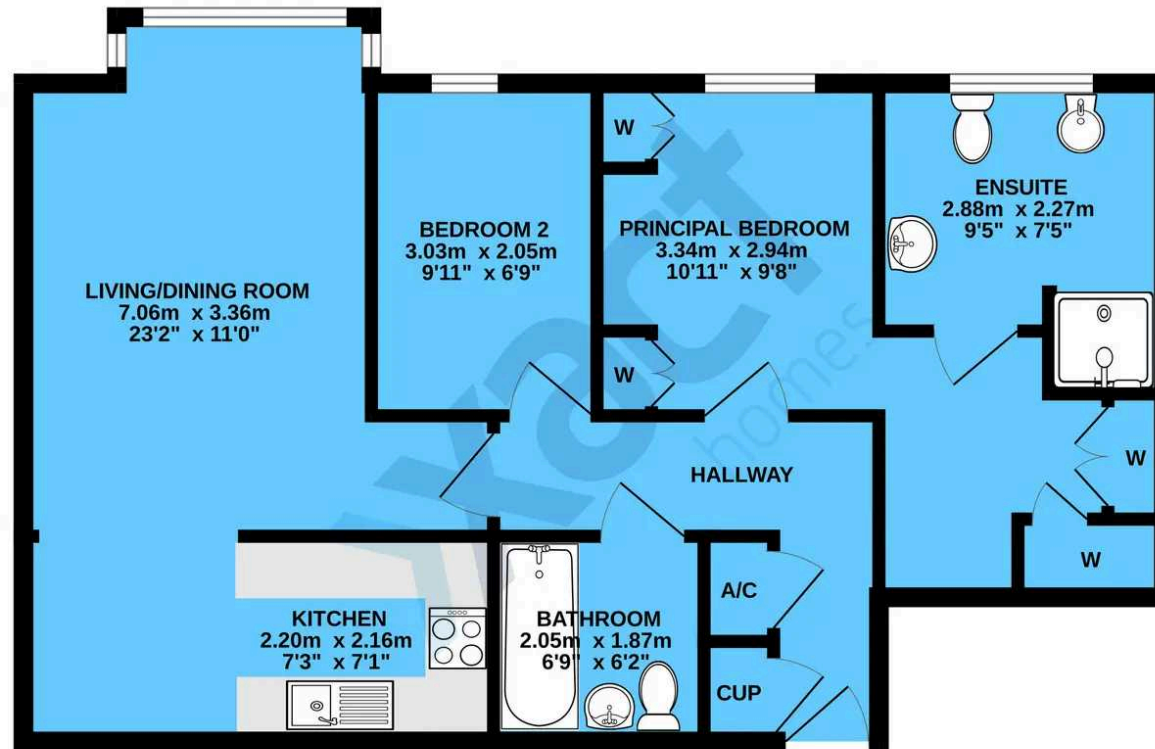
Services - mains electricity and sewers. Service charge - £3,645.48 pa.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FIRST FLOOR
67.0 sq.m. (721 sq.ft.) approx.



TOTAL FLOOR AREA : 67.0 sq.m. (721 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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