



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

ASKING PRICE OF £165,000

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.

- Beautiful Retirement Apartment
- Two Bedrooms (Master En Suite)
- Spacious Lounge/Diner
- Superb Fitted Kitchen
- Sought After Location
- Within Walking Distance of Solihull Town Centre
- Beautiful Communal Gardens
- Large Reception Hall



An opportunity to acquire a superbly presented two bedroom retirement apartment situated in a great position within this popular development for 58 years and older, located close to Solihull town centre. The property has been fully refurbished to a very high standard. The accommodation briefly comprises: large private reception hall with ample storage, spacious lounge with dining area, luxury fitted kitchen, master bedroom with dressing area and modern fitted en suite shower room/wc, second bedroom, large modern fitted shower room/wc. The apartment also benefits from double glazing, modern electric convector heating, 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 levels. No Upward Chain.

COMMUNAL ENTRANCE HALLWAY with stairs and lifts to all floors, door leading to:  
 RECEPTION HALL having two storage cupboards  
 SPACIOUS LOUNGE/DINER 23' 1" max x 11' 1" max 8' 0" min (7.04m x 3.38m 2.44m)  
 SUPERB MODERN FITTED KITCHEN 7' 1" x 7' 1" (2.16m x 2.16m)  
 MASTER BEDROOM 10' 9" x 9' 2" (3.28m x 2.79m)  
 dressing area  
 MODERN FITTED EN SUITE SHOWER ROOM/WC  
 BEDROOM TWO 10' 0" x 7' 5" (3.05m x 2.26m)  
 FAMILY BATHROOM/SHOWER ROOM/WC  
 BEAUTIFUL COMMUNAL GARDENS  
 PARKING AREA



Length of Lease - 93 years (from 2024)

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)*



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 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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