



8 ORCHARD COURT, LUGTROUT LANE, SOLIHULL, B91 2SL

ASKING PRICE OF £130,000

EPC: D Council Tax Band: D



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 Ground Floor
- Two Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Walking Distance to the Local Bus Stop
- Beautiful Communal Gardens
- Shared Parking Area
- Shared Residents Facilities

A fantastic opportunity to acquire a superbly presented two bedroom ground retirement apartment situated in a great position within this popular development, located close to Solihull town centre. The property has been fully refurbished to a high standard. The accommodation briefly comprises: private reception hall with ample storage, spacious lounge with patio door leading to communal gardens, beautiful fitted kitchen, master bedroom with fitted wardrobes, second bedroom, fitted bathroom with shower overhead. 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 on-site house manager, shared parking area, beautiful communal gardens and lifts to all levels. No Upward Chain.

COMMUNAL ENTRANCE HALLWAY

PRIVATE RECEPTION HALL with ample storage

SPACIOUS LOUNGE 14' 7" x 14' 4" (4.44m x 4.37m)

BEAUTIFUL FITTED KITCHEN 7' 3" x 6' 11" (2.21m x 2.11m)

MASTER BEDROOM 16' 4" x 11' 2" 9' 3" (4.98m x 3.4m 2.82m)

with fitted wardrobes

BEDROOM TWO 12' 8" x 8' 11" (3.86m x 2.72m)

FITTED BATHROOM with shower overhead

SHARED PARKING AREA

BEAUTIFUL COMMUNAL GARDENS



Length of Lease - 104 years (from 2024)

Service Charge: £5,009.40 pa.

Ground Rent: £425 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		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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