



smarthomes

Windsor Lodge, Mickleton Road

Solihull, B92 7EP

- FOR SALE BY CONDITIONAL AUCTION WITH SDL AUCTIONS
- First Floor Retirement Flat
- Spacious Lounge/Dining Room
- Double Bedroom & Bathroom
- Laundry Room & Residents Parking

Guide Price 55,000

EPC Rating '71'





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

Access is gained via a communal entrance door with stairs and chair-lift to the upper landing area and there is an entrance door leading through to



Lounge

16' 2" x 12' 4" (4.93m x 3.76m) Having a radiator, a UPVC double glazed window to the front, coving to the ceiling, door to inner hallway and door through to

Kitchen

12' 7" x 5' 7" (3.84m x 1.7m) Having base, wall and drawer units with tiled splash backs, sink drainer unit, UPVC double glazed window to the front, central heating radiator, space for appliances and door to



Storage Cupboard

With shelving, wall mounted Worcester Bosch central heating boiler.

Inner Hall

Having doors to the bedroom and bathroom., deep airing cupboard with hot and cold water tank and shelving.

Bedroom

13' 0" x 9' 2" (3.96m x 2.79m) Having a UPVC double glazed window to the rear and a central heating radiator.

Bathroom

7' 3" x 4' 8" (2.21m x 1.42m) Having a pedestal wash hand basin, wc , panelled bath with electric shower over, loft hatch, UPVC double glazed window to the rear, tiled splash backs, radiator, wall light and shaver point,

Communal Gardens

Attractive communal gardens with lawned areas, flower and shrubbery bed, communal seating areas, paved paths and exterior lighting.

Facilities

Care line alarm service
Part time management staff
Communal laundry and guest facilities
Resident and visitor parking

Tenure

We are advised by the vendor that the property is leasehold with approx. 43 years remaining on the lease (Please note that the lease will be surrender and a new lease will be granted to the buyer upon completion of the sale of the property) There is a service charge of approx. £150 pcm and a ground rent of approx. £TBC per annum but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor

For more details please call 0345 222 0197 or visit www.sdlauctions.co.uk

If you are interested in bidding on this property please register on the SDL Auction website and follow the link below, click the RED Authorise to bid button.

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