



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

ASKING PRICE OF £149,950

EPC: B Council Tax Band: E



Location

Solihull is located approximately 9 miles (14.5 km) southeast 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 & 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, providing easy access to the Warwickshire countryside.

- First Floor Retirement Apartment
- Two Bedrooms (Master En Suite with Dressing Room)
- Spacious Lounge/Diner
- Communal Lounge
- Warden Assisted
- Communal Gardens
- Close to Solihull Town Centre
- Parking Area



An opportunity to acquire a two bedroom first floor retirement apartment situated in a great position within this popular development for 58 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 double glazing, electric storage heating, emergency pull cords to request warden assistance and shared residents' facilities within the building. In addition, there is a shared parking area, communal gardens and lifts to all levels. No Upward Chain.



COMMUNAL ENTRANCE HALL (LIFT AND STAIRS FROM)

DOOR TO ENTRANCE HALLWAY

STORAGE CUPBOARDS

SPACIOUS LOUNGE DINER 23' 2" X 11' max 7'3 min (7.06m

KITCHEN 7' 2" x 7' 1" (2.18m x 2.16m)

MASTER BEDROOM 11' x 9' 8" to back of wardrobe (3.35m x 2.95m)

DRESSING AREA with fitted wardrobes and dressing table

EN SUITE SHOWER/WC

BEDROOM TWO 10' x 6' 9" (3.05m x 2.06m)

FAMILY BATHROOM/W C

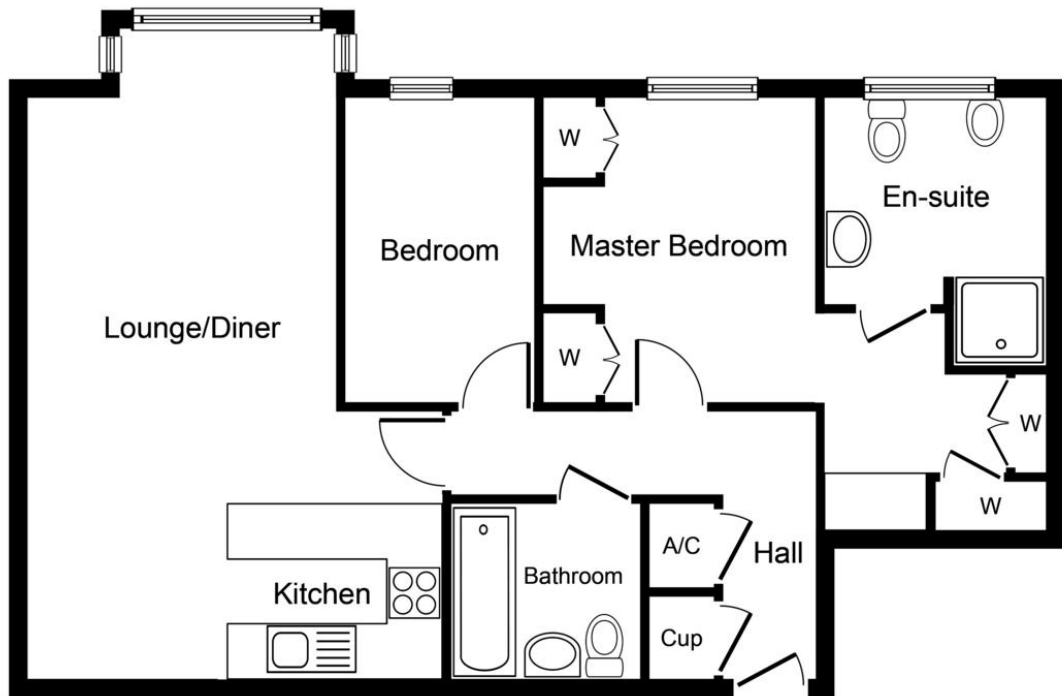
COMMUNAL GARDENS

PARKING AREA



- * Length of Lease: 97 years (from 2020)
- * Service Charge: £3,510 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)

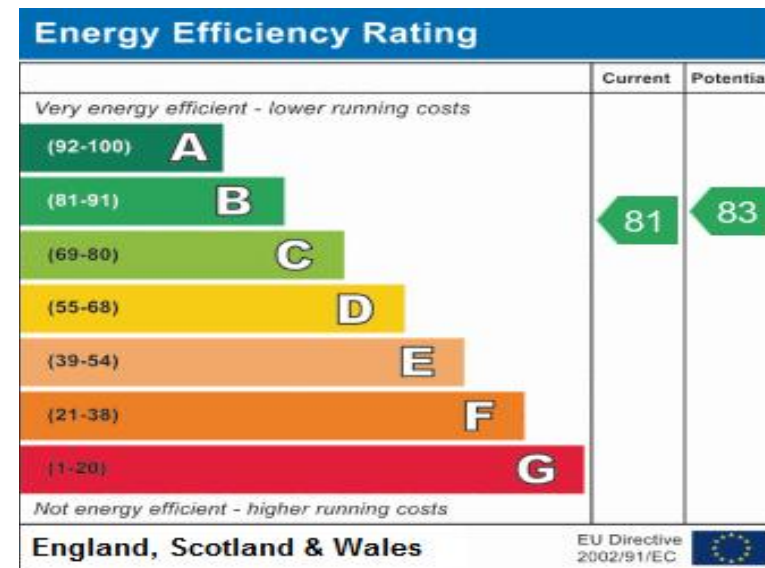




Approx. Gross Internal Total Floor Area 721 sq. ft. (67.0 sq. m.)

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. 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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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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