



19 WINDSOR LODGE MICKLETON ROAD, SOLIHULL, B92 7EP

OFFERS AROUND £95,000

- **FIRST FLOOR RETIREMENT APARTMENT**
- **NO CHAIN**
- **ONE BEDROOM**
- **KITCHEN**
- **DOUBLE GLAZED**
- **MODERNISED THROUGHOUT**
- **RENEWABLE LEASE**
- **LIVING ROOM**
- **BATHROOM**
- **GAS CENTRAL HEATING**

Solihull is a popular and thriving residential area which boasts attractive housing of varying styles and sizes, parks and open spaces, leisure and sports facilities and it borders open countryside in which there are sought after villages and attractive walks. Throughout the Borough there is an extensive choice of shops, restaurants and public houses and the town centre offers its own main line London to Birmingham railway station and there is easy road access to the M42 motorway and Birmingham International Airport and Railway Station.

This first floor retirement apartment is conveniently situated for many of the amenities in the Solihull area. Ownership of these properties are restricted to the 55's and over and they benefit from having a communal laundry room, guest suite (prior to advance booking), secure bin store, residents and visitors parking and well tended communal grounds.

Windsor Lodge is sited at the end of Mickleton Road which leads indirectly from Kineton Green Road which joins the A41 Warwick Road, via St Margarets Road, opposite which is access to Olton Railway Station offering services to Birmingham and beyond.

Frequent bus services operate from the station along the A41 to the city centre of Birmingham and to the town centre of Solihull passing the popular Dovehouse parade of shops serving everyday needs.

This well presented retirement property in a courtyard setting has ample residents and visitors parking and pleasant communal grounds. A communal pathway leads to the accommodation.

Reception Porch

Shared UPVC double glazed entrance door with stairs and chair lift leading to the first floor with an entrance door on the left into:

Living Room

13'5" x 16'2" (4.09m x 4.93m)



UPVC double glazed window to front, central heating radiator, door to inner hallway and door to:

Kitchen

5'9" x 12'10" (1.75m x 3.91m)



Fitted with a range of modern wall, drawer and base units with work surfaces over, sink unit with drainer and mixer tap, integrated eye level oven with hob and cooker hood, brick set tiling to splashback areas, central heating radiator, UPVC double glazed window and door to store cupboard housing the central heating boiler.

Inner Hallway

Door to airing cupboard and doors to:

Bedroom 1

13'1" x 9'3" (3.98m x 2.82m)



UPVC double glazed window to rear, central heating radiator.

Bathroom



White suite comprising bath with electric shower and glass screen, hand wash basin with mono mixer tap and vanity cupboard below, low flush toilet, complimentary tiling, ladder style heated towel rail, access to the loft, obscure UPVC double glazed window to the rear.

Outside



There is resident and visitor parking and well tended communal grounds with benches, lawns and flower beds. The communal laundry, guest suite and bin store and to the right hand side of the courtyard.

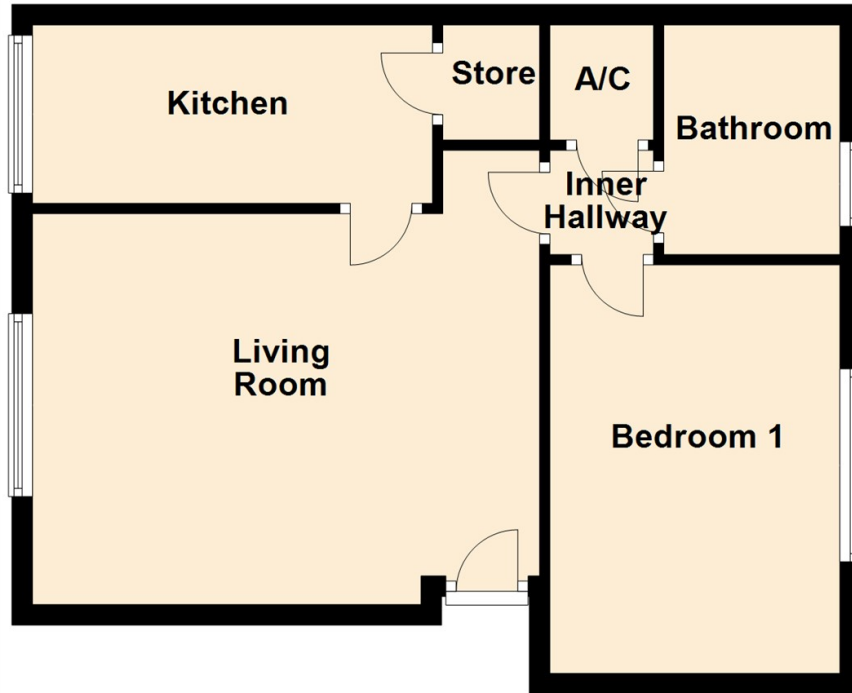
Tenure

We are advised that the property is leasehold and will have a renewable lease of 60 years upon completion. There is a current service charge of £174.94 per month until a scheme manager has been employed. We have not been able to verify the terms with the sellers legal representative and any interested party should obtain verification from their own legal representative.

Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

First Floor



LOCATION

Leaving the town centre of Solihull via the A41 Warwick Road proceed towards Olton, past the Dovehouse parade of shops, turn left into Grange Road, straight on at the traffic island into Kinton Green Road. Take the third turning on the left into Allesley Road and turn right into Mickleton Road where the property will be found on the right hand side.

VIEWING

By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC