



Orchard Court Lugtrout Lane, SOLIHULL B91 2SL

welcome to

Orchard Court Lugtrout Lane, SOLIHULL

Shipways are delighted to offer this two bedroom GROUND FLOOR retirement apartment for people aged 60 or over, situated in the sought after area of Solihull. The well presented apartment is offered CHAIN FREE and is ideal for someone looking for comfort and convenience.

Agent Note

The Council Tax Band is D.

Entrance Porch

Secure communal entrance.

Entrance Hall

Door to front. Electric heater and access to storage cupboard (housing the boiler). Alarm pull chord.

Lounge

(Not measured - please ensure it meets your requirements). Double glazed window to side and rear. Double glazed door to rear. Electric heater, electric fire and alarm pull chord.

Kitchen

7' 4" x 6' 11" (2.24m x 2.11m)

Double glazed window to rear. A range of wall and base units with sink and drainer. Integrated appliances (oven, electric hob and extractor fan over). Space for free standing appliances (fridge-freezer) electric heater and alarm pull chord. Tiling to splash prone areas.

Bedroom One

16' 4" x 11' 2" (4.98m x 3.40m)

Double glazed window to rear. Electric heater, built-in-wardrobe and alarm pull chord.

Bedroom Two

13' 9" x 8' 11" (4.19m x 2.72m)

Double glazed window to rear. Electric heater and alarm pull chord.

Bathroom

Low level toilet, hand wash basin with vanity unit and bath with screen and wall mounted electric shower over. Tiling to splash prone areas, electric

heater and alarm pull chord.

Parking

Gated parking with spaces for residents/guests.





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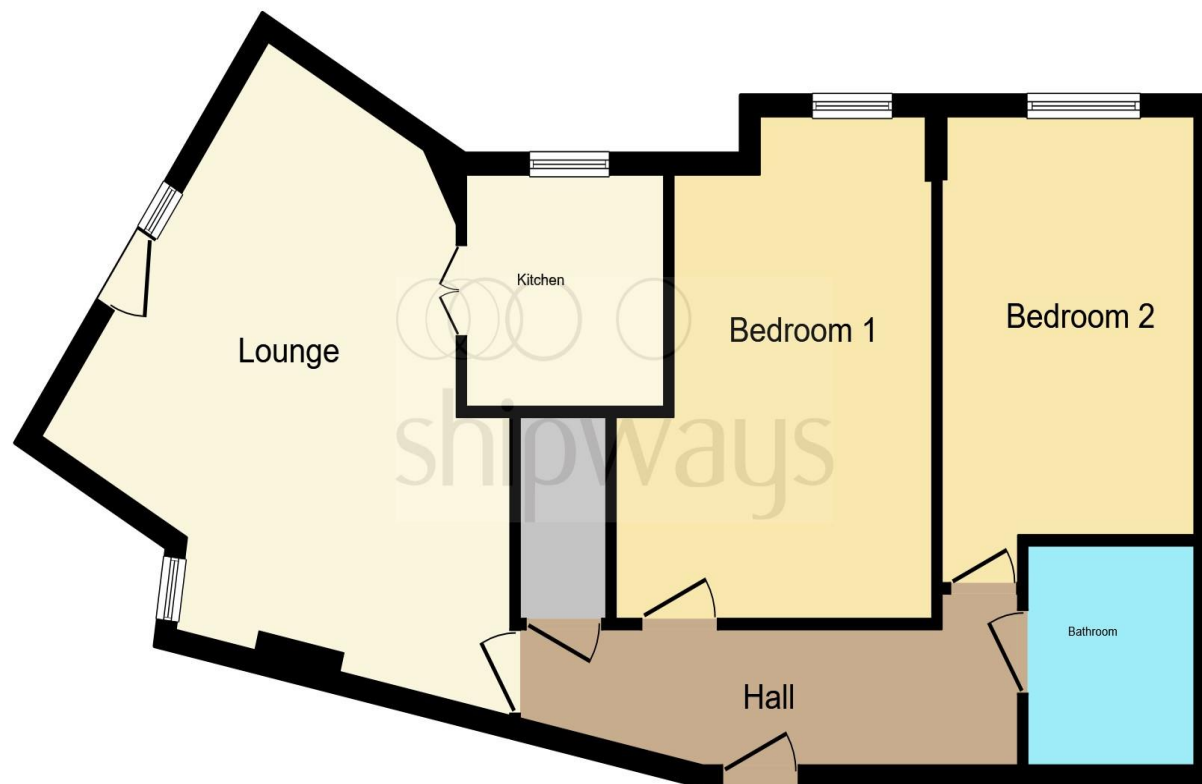
- GROUND FLOOR OVER 60'S RETIREMENT APARTMENT OFFERED WITH NO ONWARD CHAIN
- TWO BEDROOMS
- LOUNGE WITH DOOR TO PATIO AREA
- KITCHEN
- BATHROOM

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£130,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SLY111091 - 0005

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0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk