



melvyn
Danes
ESTATE AGENTS

Station Road
Knowle
Guide Price £290,000

Description

Eleanor Lodge is a purpose built retirement complex situated on off Station Road in the village of Knowle, with access to an abundance of independent retailers, restaurants and coffee shops as well as the near by village of Dorridge.

There is easy access from Knowle via the A41 Warwick Road to junction 5 of the M42 motorway which links with a wider national motorway network including the M6, M5 and M40. Crossing over at junction 5 following Solihull Bypass into the town centre of Solihull which has a thriving business community, an excellent array of shopping facilities and its own main line London to Birmingham railway station.

A delightful nearly new top floor one bedroom retirement apartment overlooking the rear communal gardens with a Juliette balcony. Comprises of spacious entrance hallway with a generous size storage cupboard leading to a bright an airy lounge which leads into modern kitchen fitted with appliances. The attractive double bedroom also overlooks the rear gardens with door a leading into a charming dressing room. The shower room is also accessible from the entrance hall and close to the bedroom. The apartment comes with a 24 hour Support Care Line system and included within the service charge is the buildings insurance, water rates and ground source heating and hot water. There is one allocated parking space included in this sale. Churchill Living provide a Mon-Fri 9-5pm House Management on site as well as a rentable Guest Room for visitors.



Accommodation

Communal Entrance

Lounge

10'7" x 18'2" (3.23 x 5.55)

Kitchen

7'5" x 9'7" (2.27 x 2.93)

Bedroom One

14'10" x 11'11" (4.54 x 3.65)

Dressing Room

8'1" x 5'9" (2.47 x 1.76)

Shower Room

Communal Lounge

Communal Gardens

Off Road Residence Parking

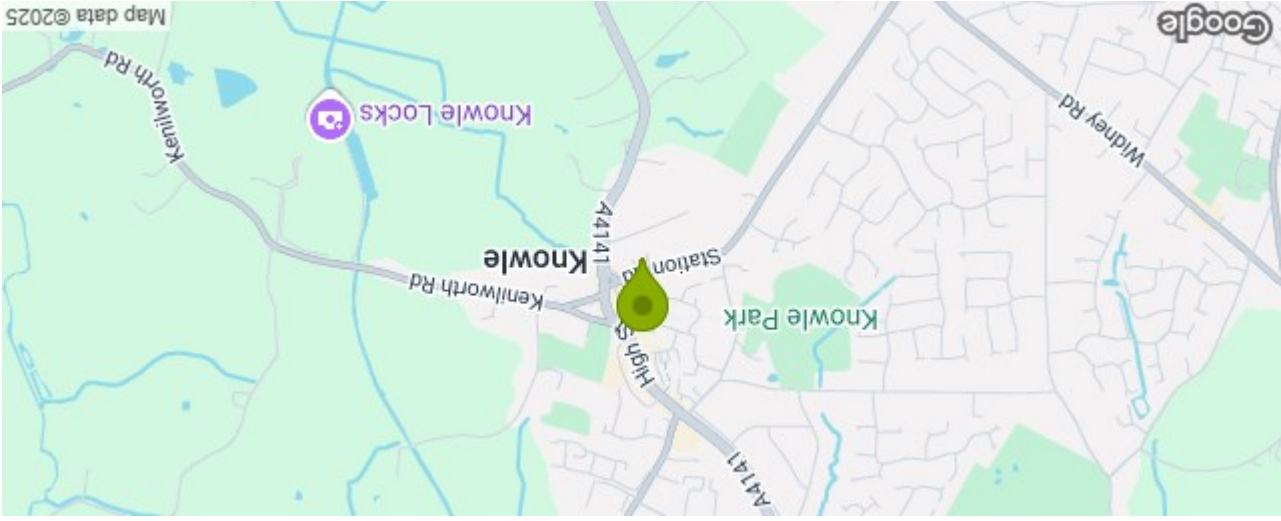


TENURE: We are advised the property is lease hold with 120 years remaining on the lease with an annual service charge of £4,310 per year which includes the ground rent. This has not been verified.

BROADBAND: We understand that the standard broadband download speed at the property is around 10 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 14/03/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 14/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal



Eleanor Lodge Station Road Knowle Solihull B93 0JN

Energy Efficiency Rating	
Current	Potential
83	83
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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.