



smarthomes

## Barons Court

Old Lode Lane, Solihull, B92 8LL

- A Delightful First Floor Retirement Apartment
- Two Double Bedrooms with Fitted Furniture
- Lounge Diner, Kitchen & Shower Room
- House Manager & Emergency Call System

**Offers in Region of £90,000**

EPC Rating - 83

Current Council Tax Band - D





## 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 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.



Barons Court was constructed by McCarthy & Stone and comprises of 54 properties arranged over 3 floors. The Development Manager can be contacted from various points within each property in the case of an emergency, for periods when the Development Manager is off duty there is a 24 hour emergency Appello call system.



The building is entered via security intercom system and there is both staircase and lift facility to this first floor apartment.

### **Private Entrance Hall**

With wall mounted storage heater, intercom system, door to airing cupboard, door to storage cupboard and further doors leading off to

### **Lounge Diner to Front**

22' 10" x 10' 9" (6.96m x 3.28m) With double glazed window to front elevation, wall mounted feature electric fire, wall mounted storage heater, coving to ceiling, wall lighting and double doors to



### **Kitchen**

7' 6" x 7' 10" (2.29m x 2.39m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to walls and floor, four ring hob with extractor canopy over, inset electric oven and grill, space for fridge freezer, ceiling light point, coving to ceiling and double glazed window



### **Bedroom One to Front**

9' 5" x 15' 10" (2.87m x 4.83m) With double glazed window over-looking the gardens to front, wall mounted storage heater, wall lighting, coving to ceiling and a range of fitted furniture



### Bedroom Two to Front

9' 2" x 16' 0" (2.79m x 4.88m) With double glazed window to front elevation, wall mounted slimline panel heater, wall lighting, coving to ceiling and a range of fitted furniture

### Shower Room

6' 10" x 5' 6" (2.08m x 1.68m) Being fitted with a three piece white suite comprising of; shower enclosure with electric shower, low flush WC and vanity wash hand basin with complementary tiling to walls and floor, wall mounted heater, extractor and electric towel rail

### Tenure

We are advised by the vendor that the property is leasehold with approx. 96 years remaining on the lease with a combined service charge and ground rent of approx. £4,456 per annum, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	83	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are 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.