



Brueton Place

Blossomfield Road, Solihull

- A Beautifully Presented Ground Floor Retirement Apartment
- Modern Fitted Kitchen & Lounge/Diner with French Doors to Patio
- Landscaped Communal Gardens & Allocated Parking
- Double Bedroom with Walk in Wardrobe

Offers Over £240,000

Current EPC Rating - B
Current Council Tax Band - D





Property Description

A beautifully presented ground floor retirement apartment situated in this well regarded and conveniently located development. Benefiting from no upward chain and offering accommodation comprising a spacious lounge/diner with French doors leading to a patio and communal gardens, fitted kitchen, double bedroom with fitted wardrobes and walk in wardrobe, modern shower room and access to a range of communal facilities including residents lounges, guest suite and residents parking

Brueton Place is situated in the peaceful yet thriving town of Solihull with the nearby centre offering a bustling high street, Mell Square and Touchwood Shopping Centre, all packed with familiar shops, independent boutiques and international retail brands. There is also an enviable choice of restaurants and eateries offering everything from global cuisine to fast food and pubs. Brueton Place has been designed to support modern living with all apartments featuring walk in wardrobes, Sky+ connection point in living rooms, underfloor heating and camera entry system for use with a standard TV. The development has a dedicated House Manager on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has CCTV door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. It is a condition of purchase that residents must meet the age requirement of 60 years of age or over



Rooms & Measurements

Open Plan Lounge/Diner to Rear 6.12m x 3.2m
(20'1" x 10'6")

Fitted Kitchen to Rear 2.34m x 2.16m (7'8" x 7'1")

Double Bedroom 3.99m x 2.84m (13'1" x 9'4")

Walk in Wardrobe

Modern Shower Room

Tenure

We are advised by the vendor that the property is leasehold with approx. 990 years remaining on the lease, a service charge of approx. £2,637.30 per annum which includes water rates and a ground rent of approx. £425 per annum. 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



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.