

# HUNTERS®

HERE TO GET *you* THERE



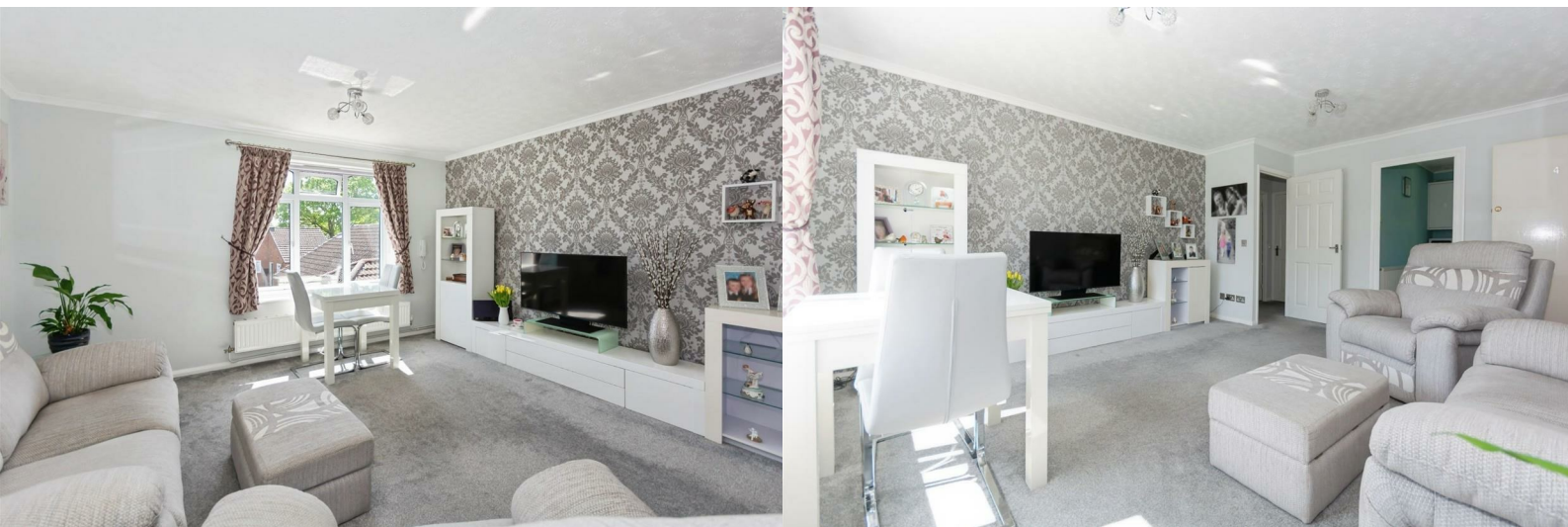
,Mickleton Road

Solihull, B92 7EP

£115,000



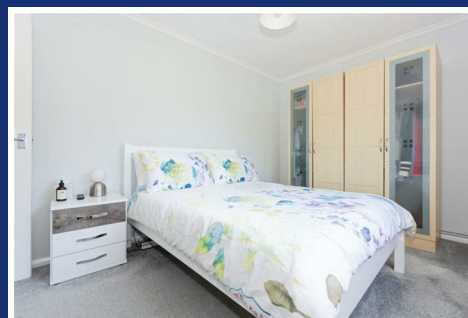
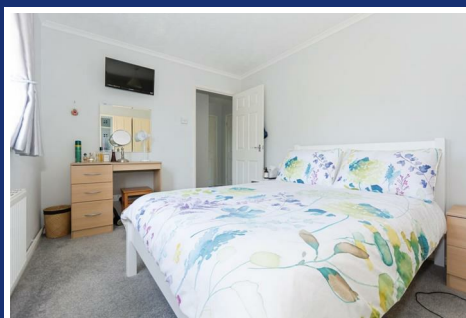
Council Tax: B



# 4 Windsor Lodge, Mickleton Road

Solihull, B92 7EP

£115,000



## Information

This well-maintained two-bedroom first-floor retirement apartment, exclusively for residents aged 55 and over. The property features beautifully kept communal gardens and off-road parking, and is ideally situated just off Kineton Green Road — close to local amenities, Olton train station, and with easy access to the M42 motorway.

This light and spacious apartment benefits from double glazing throughout, gas central heating system, access to a communal laundry room, and a guest suite for visiting family or friends. The accommodation comprises a secure communal entrance, stairs to the first floor, a welcoming lounge, a newly fitted modern kitchen, a family bathroom, and two well-proportioned bedrooms.

## Lounge

16'12 x 13'8 (4.88m x 4.17m)

Double-glazed window to the front elevation, with a radiator positioned beneath, ceiling light point, and fully carpeted flooring throughout the room.

## Kitchen

9'6 x 9'3 (2.90m x 2.82m)

Fitted with a range of matching wall and base units, featuring an integrated electric oven and hob with extractor hood above, ceiling spotlights, a double-glazed window to the rear, and plumbing in place for a washing machine.

## Bedroom One

13'0 x 8'10 (3.96m x 2.69m)

Double-glazed window to the side elevation with a radiator beneath, ceiling light point, and fully carpeted flooring throughout.

## Bedroom Two

9'3 x 8'2 (2.82m x 2.49m)

Double-glazed window to the rear elevation with a radiator beneath, ceiling light point, and fully carpeted flooring throughout.

## Bathroom

6'8 x 5'6 (2.03m x 1.68m)

Double-glazed window to the rear, panelled bath with shower over, wall-mounted hand wash basin, low-level WC, radiator, and fully tiled walls.

## Tenure

The Agent understands that the property is Leasehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

## Service Charge

annual costs £3,030.24 - Hunters have not checked the legal documentation to verify the status of the property or the information provided by the vendors, as above, and would advise any potential buyer to obtain verification from their solicitor.

## Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band B

## Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties

should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

### Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

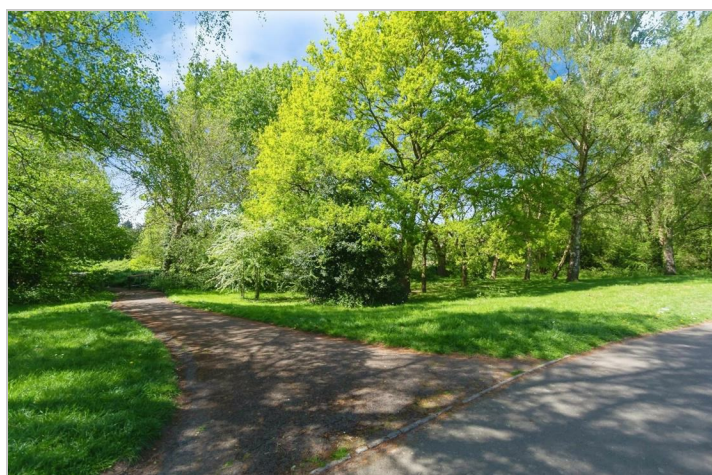
### Fixtures & Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

### General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is

unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate



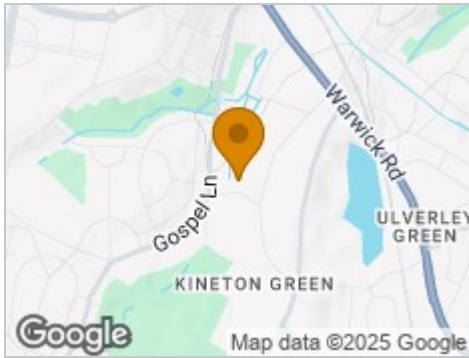
Road Map



Hybrid Map



Terrain Map



Floor Plan



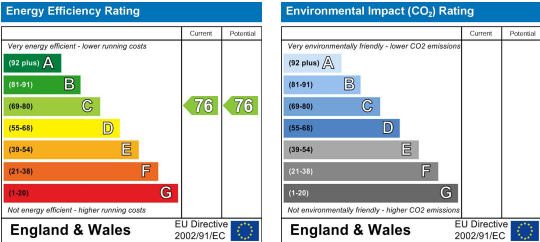
Total floor area 56.0 sq.m. (603 sq.ft.) approx

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](http://www.focalagent.com)

Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.