

# HUNTERS<sup>®</sup>

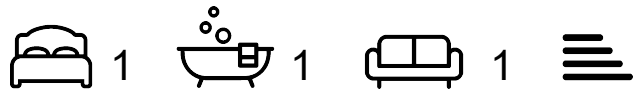
HERE TO GET *you* THERE



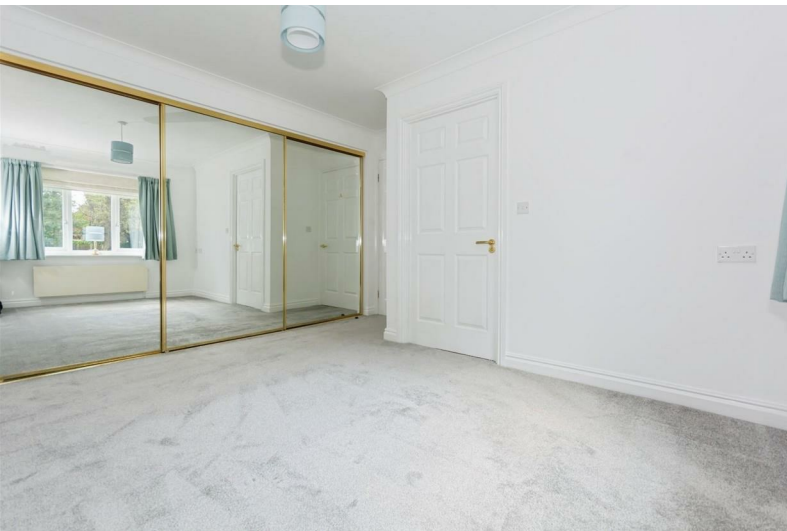
## Deerhurst Court

Solihull, B91 3BY

£149,000



Council Tax: E



# 12 Deerhurst Court

Solihull, B91 3BY

£149,000



## Information

This spacious one-bedroom, ground floor apartment is offered chain free and is situated within Deerhurst Court, a well-established, supportive community designed for independent living for the over 55s. Located just a short walk from Solihull Town Centre, the development offers easy access to local amenities, including Morrisons supermarket, Malvern Park, bus stops, hospital, doctors and the Touchwood Shopping Centre, with its variety of shops, cafés, and restaurants.

Deerhurst Court has been providing quality retirement living for nearly 30 years and is run by owners, for owners, ensuring a strong sense of community and self-governance. The Court comprises forty spacious apartments, including one, two, and three-bedroom homes.

For added safety, each apartment is equipped with an intercom system and emergency pull cords in every room, which are directly linked to the on-site duty manager.

Residents benefit from a wide range of on-site amenities, including:

A 24/7 on-site support team and deputy manager

Owners' lounge and hair salon

Guest suite for visitors

Landscaped communal gardens

Private residents' parking

Optional services such as housekeeping and meals

Deerhurst Court is part of Retirement Security Ltd, one of the UK's original independent retirement community providers. Since 1983, the company has been a pioneer in offering affordable retirement homes in friendly, secure environments where residents retain both independence and control over their community's management.

A key advantage of this model is financial transparency: many costs covered by the service charge—such as building insurance, house keeping, maintenance, gardening, and domestic help—are expenses homeowners already incur in traditional housing. Optional services such as additional support and daily meals are available, with a communal dining room served by on-site caterers offering a variety of freshly cooked dishes each day.

Please note: Upon resale, the lease includes a transfer premium payable to Retirement Security. This is capped at 3% of the sale price, depending on how long the current owner has lived at the property.

## 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

Monthly costs of £692.28 - Hunters have not checked the legal documentation to verify the status

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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 E

### Services

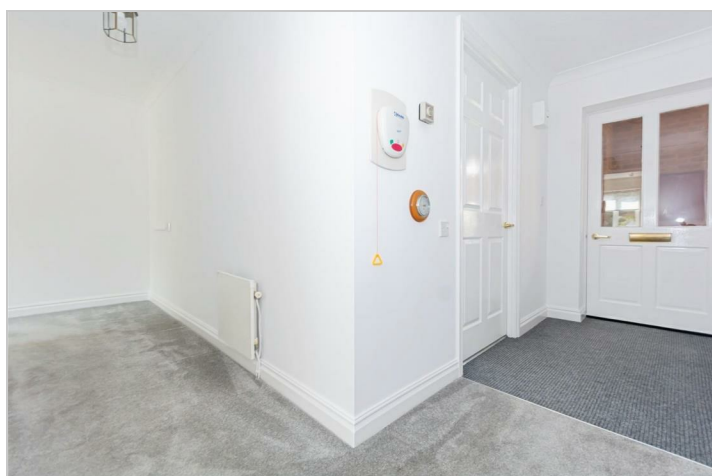
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing 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.

### 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 62.2 sq.m. (670 sq.ft.) approx

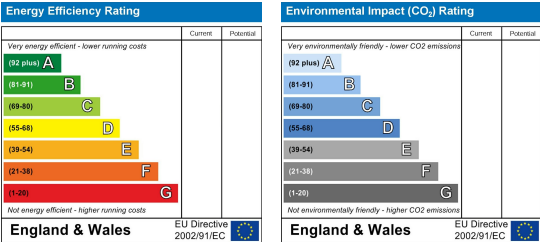
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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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



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**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.