



19 MAPLEBECK COURT, LODE LANE, SOLIHULL, B91 2UB

ASKING PRICE OF £129,950

EPC: D Council Tax Band: E





### Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Ground Floor Retirement Apartment
- Two Bedrooms & Shower Room/WC
- Spacious Lounge/Diner
- Walking Distance of Solihull Town Centre
- Beautiful Communal Gardens
- Communal Lounge
- Parking Area
- Sought after Location





An opportunity to acquire a two bedroom ground floor retirement apartment situated in a great position within this popular development for 58 years and older, located close to Solihull town centre. The accommodation briefly comprises: communal entrance hall with security intercom system, reception hall, spacious lounge/diner, fitted kitchen, two bedrooms, shower room/wc. The apartment also benefits from, electric storage heating, emergency pull cords to request warden assistance and shared residents' facilities within the building. In addition, there is a shared parking area, communal gardens, and lifts to all levels. No Upward Chain.

**COMMUNAL ENTRANCE HALLWAY** with security intercom system, stairs and lifts to all floors

**ENTRANCE HALL**

**TWO STORAGE CUPBOARDS**

**SPACIOUS LOUNGE/DINER** 22' 10" max 15' 5" min x 11' 1" max (6.96m 4.7m x 3.38m)

**KITCHEN** 7' 0" x 6' 11" (2.13m x 2.11m)

**BEDROOM ONE** 11' 1" x 9' 5" (3.38m x 2.87m)

fitted wardrobes

**BEDROOM TWO** 10' 1" x 7' 0" (3.07m x 2.13m)

**SHOWER ROOM/WC**

**COMMUNAL GARDENS**

**PARKING AREA**

**\*\*\* DRAFT DETAILS \*\*\***

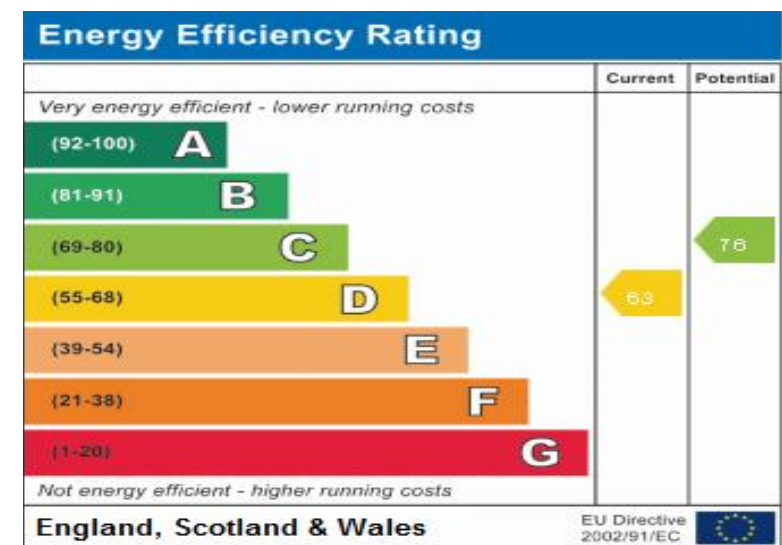
Details have not been confirmed by the property owner. This is a draft copy only, therefore, we cannot confirm their accuracy.



Length of Lease: 96 years (from 2024)

Service Charge: £3,645.48 pa

*Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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