



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

ASKING PRICE OF £140,000

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.

- First Floor Retirement Apartment
- Two Bedrooms
- Spacious Lounge Diner
- Fitted Kitchen
- Good size Shower Room/wc
- Convenient Location
- Fabulous Grounds
- No Chain





An ideal opportunity to acquire a well presented two bedroom first floor retirement apartment situated in this highly popular development, enjoying a convenient location close to Solihull Town Centre. The property benefits from pleasant views , storage heating, emergency pull cords and new boiler. The accommodation briefly comprises: Welcoming communal entrance area with lifts, private reception hall with large storage cupboards, good size living/dining room, fitted kitchen, two bedrooms, well fitted wet room/wc. There is some warden assistance along with some shared residents facilities within the building. Ample shared parking for residents and visitors along with attractive tended communal gardens. Age restricted to 58 years and over. No chain.

**COMMUNAL ENTRANCE HALLWAY** Lift and stairs to:

**FIRST FLOOR LANDING**

**ENTRANCE HALL** Airing cupboard and storage cupboard

**SPACIOUS LOUNGE DINER** 23' 0" max x 11' 1" max 7' 5" min (7.01m x 3.38m 2.26m)

Opening to:

**KITCHEN** 7' 1" x 7' 0" (2.16m x 2.13m)

**BEDROOM ONE** 11' 0" x 9' 6" (3.35m x 2.9m)

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

**WET ROOM/WC**

**COMMUNAL GARDENS**

**PARKING AREA**

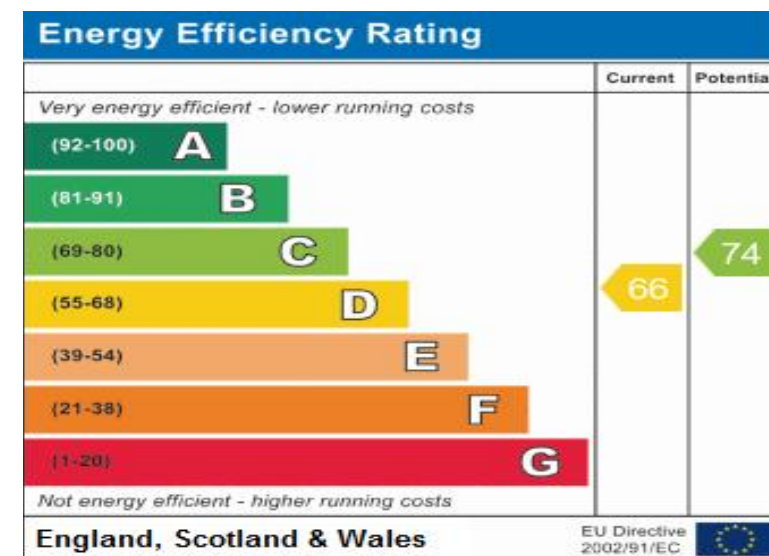


Length of Lease: 96 years (at 2025)

Service Charge: £3,888 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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