



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

ASKING PRICE OF £155,000

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 Double Bedrooms
- Well-Presented and Modernised
- Superb Living Room
- Modern Fully Fitted Kitchen
- Attractive Modern Shower Room/WC
- Fabulous Grounds
- No Upward Chain



An exceptionally well-presented first floor two double bedroom retirement apartment providing a superb living space. Set within a highly sought after development providing a range of communal facilities. Close to Solihull Town Centre and benefitting from local amenities, this attractive dwelling home is aesthetically pleasing in many ways. Recently installed modern electric heating system and double glazing. Age restricted with a Site Manager, security intercom and emergency pull cords. The accommodation comprises: communal foyer, lift, reception hall with ample storage, spacious dual aspect living room, attractive fully fitted kitchen with integrated appliances, two double bedrooms, attractive shower room with modern three-piece suite. Communal lounge, well-tended grounds and ample parking. No upward chain. Viewing essential.

COMMUNAL RECEPTION LOBBY With security intercom system, stairs and lifts to all floors.

RECEPTION HALL L-shaped with built-in ample storage and built-in airing cupboard. Security intercom.

L-SHAPED LIVING ROOM 20' 8" x 11' 0" (6.321m x 3.357m)
A well-presented dual aspect space with views to the front. Feature fireplace with inset attractive coal effect heater, wall lights.

KITCHEN 7' 2" x 7' 0" (2.196m x 2.155m)
Attractive modern fully fitted kitchen with base and wall cupboard units, integrated electric hob with extractor hood over and oven and grill under. Stainless steel sink unit, space for washing machine, integrated fridge freezer. Tiled elevations.

MASTER BEDROOM 11' 0" x 9' 8" (3.374m x 2.958m)
Double bedroom with attractive modern fitted wardrobes, dressing table and cupboard space.

BEDROOM TWO 10' 1" x 7' 2" (3.082m x 2.191m)
Double bedroom.

SHOWER ROOM/WC 7' 2" x 6' 1" (2.189m x 1.858m)
Modern three-piece fitted suite with double width shower cubicle, inset vanity sink unit and low level flush WC. Heated towel rail, fully tiled elevations.

OUTSIDE

COMMUNAL GROUNDS Attractive and extensive well-tended lawned gardens.

COMMUNAL PARKING

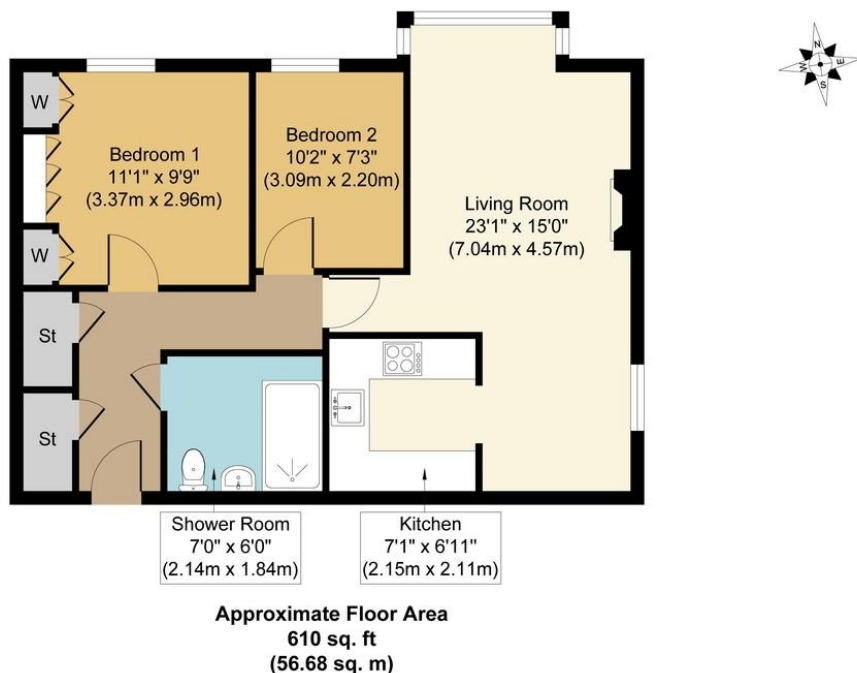


Length of Lease: 93 years (at 2025)

Service Charge: £3,888.48 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)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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