



Barons Court Old Lode Lane  
Solihull





### Property Description

Barons Court is, in my opinion, a fantastic retirement property for over 60's in an ideal location within easy reach of the local Sheldon shopping centre, with main bus routes providing easy access to the town of Solihull and the City of Birmingham. The property stands within private well cared for, attractive communal grounds. Benefiting from having no forward chain, and convenience of location, viewings are strongly advised to fully appreciate what the property has to offer.

### Entrance Hallway

Loft hatch.

### Lounge

10' 8" x 19' 9" ( 3.25m x 6.02m )

Double glazed window to rear elevation and electric fire.

### Kitchen

7' 6" x 6' 7" ( 2.29m x 2.01m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, electric oven and hob, tiled to splash prone areas and further appliances space.

### Bedroom One

9' 1" max x 13' 7" ( 2.77m max x 4.14m )

Double glazed window to rear elevation and fitted wardrobes.

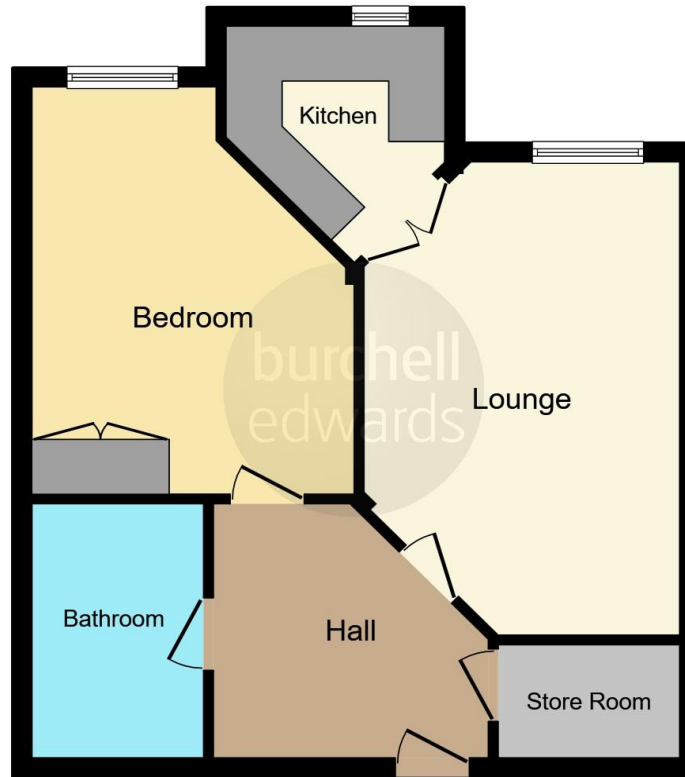
### Bathroom

Shower cubicle with electric shower, wash hand basin, WC, extractor fan, heated towel rail and tiling to walls.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/SHL209127](http://burchelledwards.co.uk/Property/SHL209127)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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