



Barons Court Old Lode Lane
Solihull





Property Description

This LARGER type RETIREMENT apartment with NO ONWARD CHAIN is available for immediate viewings. Barons Court is a lovely development catering for the over 60's offering comfortable, relaxed living. To view this property, call us on 0121 742 1725.

Approach

The property accessed via a communal hallway with stairs to second floor and a door leading into:

Entrance Hallway

Coving, emergency pull cord, built-in storage cupboard and doors off to lounge/dining room, bedroom and shower room.

Lounge/ Diner

(Irregular shaped room)
An open plan room comprising:

Dining Area

8' max x 7' 11" max (2.44m max x 2.41m max)
UPVC double glazed window to rear elevation, coving and wall light points.

Lounge Area

20' 11" max x 10' 9" max (6.38m max x 3.28m max)
UPVC double glazed window to rear elevation, coving, fireplace (with inset coal effect electric fire, timber surround and marble back and hearth), electric storage heater, TV aerial point, telephone point, emergency pull cord, loft access and double doors leading into:

Kitchen

7' 7" max x 7' max (2.31m max x 2.13m max)
(Irregular shaped room)

A range of wall and base units, roll top work surfaces incorporating a sink (with drainer), integrated oven and hob (with extractor hood), space for further appliances, UPVC double glazed window to rear elevation and ceramic wall tiling.



Bedroom

14' 3" max x 9' 2" max (4.34m max x 2.79m max)
(Irregular shaped room)

UPVC double glazed window to rear elevation, coving, electric storage heater and built-in wardrobe.

Shower Room

Suite comprising bath (with electric shower and mixer tap), vanity wash hand basin and close coupled flush W.C, extractor fan, electric heated towel rail, electric heater, electric shaver point (with light) and ceramic wall tiling.

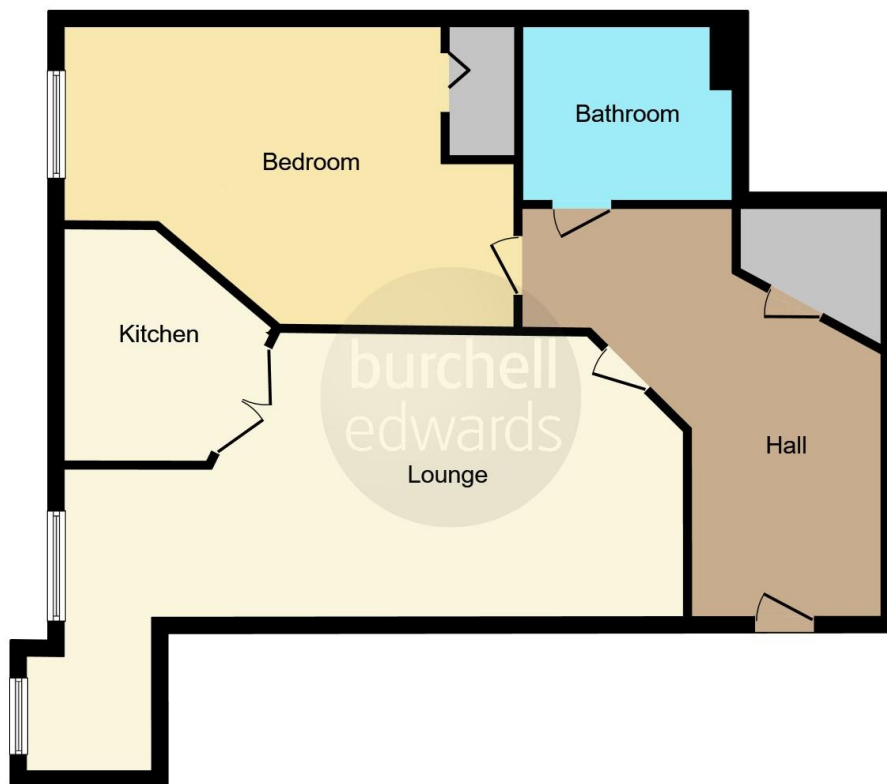
Outside

The property is flanked by communal gardens.

Communal Area

The property has access to communal lounge areas and a washing area.





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). Powered by www.focalagent.com

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/SHL209635

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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