



Orchard Court Lugtrout Lane
Solihull

Orchard Court Lugtrout Lane Solihull B91 2SL

for sale offers over
£70,000



Property Description

Situated within easy reach of Solihull town centre, an ideal opportunity to purchase this retirement apartment which has been well maintained throughout. Sitting at the start of Lugtrout Lane this gated complex offers bus links directly outside the apartments and mature gardens to sit and socialise in.

The property benefits from electric heating, double glazing and must be viewed internally to be appreciated. The residence offers excellent communal facilities as well as a week day house manager. The accommodation briefly comprises of:- entrance hall, attractive lounge, fitted kitchen, master bedroom, bathroom, communal lounge, gardens and parking at the rear of the accommodation.

Entrance Hallway

Door to front elevation, airing cupboard and intercom system.

Lounge

17' 7" max x 11' 3" max (5.36m max x 3.43m max)

Double glazed doors onto Juliet style balcony.

Kitchen

8' 9" x 6' 5" (2.67m x 1.96m)

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

Master Bedroom

15' 4" x 9' 7" (4.67m x 2.92m)

Double glazed window to rear elevation, fitted wardrobes and storage heater.

Bathroom

Bath with shower over, wash hand basin with vanity storage, heated towel warmer, WC, extractor fan, shaver socket, electric heater and fully tiled.

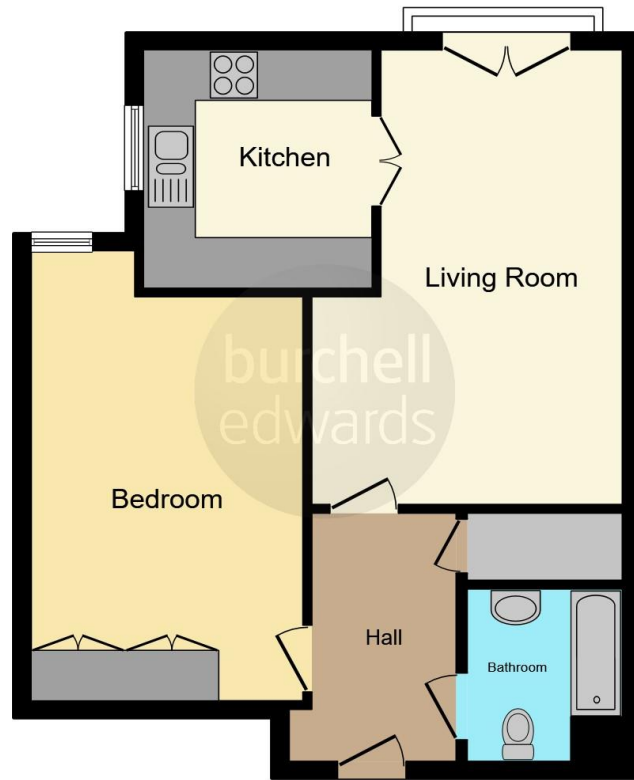
Orchard Court

Orchard Court offers retirement housing for over 60's with 30 apartments Built in 2003 along with non-resident management staff and Careline alarm service. The development includes lift, Lounge, Laundry, Guest facilities, Garden, Library & communal kitchen.

Whole site accessible by wheelchair. Access to site easy. Distances: bus stop 10 yards; shop 50 yards; post office 50 yards; town centre 2 mile(s); GP 100 yards; social centre 1 mile(s).

Regular Social activities include: coffee mornings, fish & chip suppers, activities e.g. craft afternoon, exercise classes, singers/entertainment, bingo, fashion sales, talks, games evenings, out for lunches, evenings & weekends. New residents accepted from 60 years of age. Both cats & dogs generally accepted (subject to terms of lease and landlord permission).





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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29 High Street
SOLIHULL B91 3SN

EPC Rating: B

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SOL204561

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2003. 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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