



Orchard Court, Lugtrout Lane, Solihull







## Property Description

Retirement apartment situated in the heart of Solihull. This first floor apartment comprises of: entrance hallway, large store cupboard, two bedrooms, lounge diner, fitted kitchen and family bathroom. Apartment and communal areas benefits from emergency pull cord and intercom systems. Site benefits from CCTV throughout and building manager present in the weekdays.

The complex itself benefits from many communal facilities including: communal lounge along with kitchen and toilet, media centre, laundry room (water rates and electricity included), refuse room, outside grounds & seating areas and guest room which can be booked for friends and family. There is a reciprocal arrangement with guest rooms in associated complexes across the country.

Convenience store with post office and other amenities are on the doorstep along with bus stop right outside. Along with pharmacy and surgery being a short walk away.

Solihull Town Centre is close by with plenty of shops, restaurants, recreational activities including cinema and much more.

Must view to fully appreciate size and condition.

## Entrance Hallway

Door to front elevation, storage/airing cupboard with boiler and electric storage heater.

## Lounge

17' 8" x 10' 11" ( 5.38m x 3.33m )

Double glazed window and double glazed doors to kitchen, electric storage heater and electric fire.

## Kitchen

8' 11" x 8' 8" ( 2.72m x 2.64m )

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and hob with cooker hood over, under-counter fridge, space for under-counter freezer (with electrical outlets) and tiling to splash prone areas.

## Bedroom One

9' 1" x 17' 1" ( 2.77m x 5.21m )

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

## Bedroom Two

10' 10" x 8' 8" ( 3.30m x 2.64m )

Double glazed window to rear elevation and electric storage heater.

## Bathroom

Bath with overhead electric shower, wash and basin, W.C, radiator, extractor, shaver point and fully tiled walls.















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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0121 705 7551**  
**E [solihull@burchelledwards.co.uk](mailto:solihull@burchelledwards.co.uk)**

29 High Street  
 SOLIHULL B91 3SN

EPC Rating: C

Council Tax  
 Band: D

Service Charge:  
 5009.40

Ground Rent:  
 425.00

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/SOL205216](http://burchelledwards.co.uk/Property/SOL205216)**

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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SOL205216 - 0028