



Lode Mill Court Lode Lane  
Solihull





# Lode Mill Court Lode Lane Solihull B92 8NR

for sale offers in excess of  
**£120,000**



## Property Description

Ground floor leasehold apartment, benefiting from: communal entrance; entrance hallway with storage cupboard; large lounge diner; newly fitted kitchen; newly fitted bathroom; one double bedroom; parking and garage to rear; fully double glazed and newer electric wall mounted heaters.

This ground floor apartment has been fully modernised to a high standard.

Perfect for BTL investors, first time buyers or downsizers alike.

## Entrance Hall

Door to front.

## Lounge/Diner

10' 8" x 13' 9" into bay ( 3.25m x 4.19m into bay )  
Double glazed bay window to rear aspect, TV point and electric wall mounted heater.

## Kitchen

8' 6" x 5' 3" ( 2.59m x 1.60m )  
Double glazed window to rear aspect, newly fitted kitchen with a range of wall and base units with work surfaces over, sink and drainer, electric oven (never used), electric hob (never used) with cooker hood over, plumbing for washing machine or dishwasher and tiled to splashback areas.

## Bedroom

8' 1" x 11' 9" ( 2.46m x 3.58m )  
Double glazed window to rear aspect and electric wall mounted heater.

## Bathroom

Double glazed window to rear aspect, bath with shower over, hand wash basin, W.C and storage cupboard housing emersion heater.

## Communal Gardens

Lawn to front and rear of development.

## Parking

Allocated parking in front of garage along with garage itself (access not yet available).

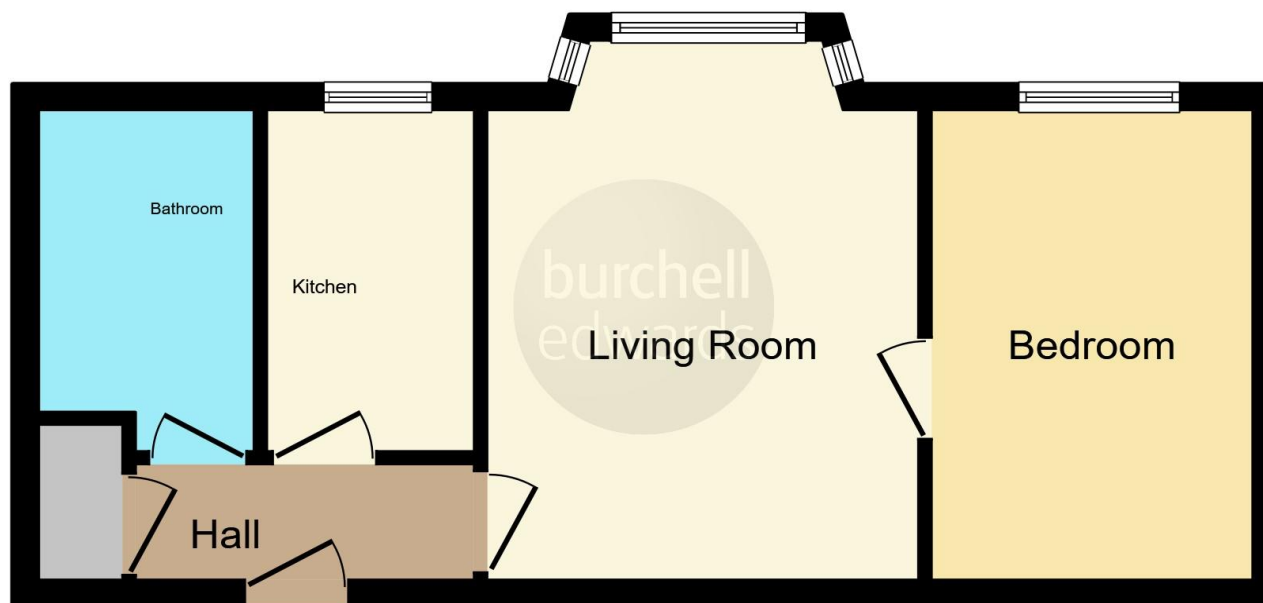












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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**EPC Rating: E**

**Tenure: Leasehold**

**view this property online [burchelledwards.co.uk/Property/SOL205730](http://burchelledwards.co.uk/Property/SOL205730)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1977. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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