

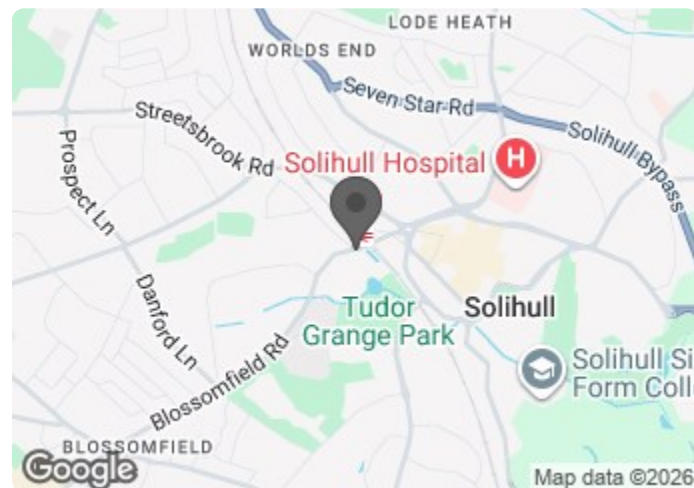
33 Brueton Place

Blossomfield Road, Solihull, B91 1PT



Total floor area 69.5 sq.m. (748 sq.ft.) approx  
 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

Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>	<b>84</b>

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Asking price £350,000 Leasehold

A luxury two bedroom retirement apartment situated in our prestigious Brueton Place development for over 60's.

The apartment is beautifully presented and benefits from brand new carpets throughout and paintwork having been refreshed. Juliette balcony with garden views and allocated parking space.

Viewing is highly recommended to fully appreciate the accommodation on offer.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# Brueton Place, 218 - 220 Blossomfield Road, Solihull, B91 1PT

2 bed | £350,000

## Brueton Place

Solihull is a peaceful yet thriving town with the centre offering a bustling high street, Mell Square and Touchwood Shopping Centre, all packed with familiar shops, independent boutiques and international retail brands. There is also an enviable choice of restaurants and eateries offering everything from global cuisine to fast food and pubs. Brueton Place has been designed to support modern living with all apartments featuring walk in wardrobes, Sky+ connection point in living rooms, underfloor heating and camera entry system for use with a standard TV. The development has a dedicated House Manager on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has CCTV door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Entrance Hall

Welcoming entrance hall with wall mounted door entry system and 24hr emergency intercom. Door off to a large storage cupboard which houses the hot water system. Further doors lead to the living room, bedrooms and shower room.

## Living Room

A delightful living room with TV point (with Sky connection capabilities). Telephone point. Power points. Ceiling light fittings. French doors opening out on to a Juliette balcony offering lots of natural light and attractive garden views. Oak effect door with glazed panels leads into a separate kitchen.

## Kitchen

A modern fitted kitchen, featuring integrated fridge/freezer. Easy access Neff oven with matching microwave above. A range of white gloss base and wall units with under unit spot lighting. Induction hob with splash back and chrome extraction hood. A stainless steel sink unit with drainer is positioned below a double glazed window. Tiled flooring

## Bedroom

A generous double bedroom with double glazed window. Central light fitting, TV and telephone point. Power points. Door off to a good sized walk in wardrobe.

## Ensuite Bathroom

Fully tiled with modern white suite comprising; Low level bath with shower over and safety rails. WC, vanity wash-basin with cupboard unit below, Wall mirror over with integral light. Heated towel rail, ceiling spot lights.

## Bedroom Two

A second double bedroom with double glazed window. Central light fitting, TV and telephone point. Power points

## Shower room

A double width walk in shower unit with glazed shower door. WC. Vanity unit with inset wash hand basin. Fitted mirror with light and shaver point. Wall mounted heated towel rail. Central ceiling light with three spots. Tiled flooring

## Service Charge details

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

SERVICE CHARGE - £4,624.16 per annum (for financial year ending 30/06/2027).

## Lease Information

999 years from the 1st Jan 2017  
Ground rent £495 per annum  
Ground rent review: 1st Jan 2032

## Parking

Allocated Parking Space

## Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

