



## 15 Lugtrout Lane

Solihull, B91 2SL

£995 Per Calendar Month



\*\*\* DEPOSIT ALTERNATIVE OPTION AVAILABLE \*\*\* OVER 60S DEVELOPMENT \*\*\* TWO SPACIOUS BEDROOMS AND TWO BATHROOMS \*\*\* LIFT ACCESS AND GATED PARKING \*\*\*

Built by McCarthy & Stone this second floor retirement flat is ideally situated on the corner of Lugtrout Lane & Damson Lane in Solihull.

The property comprises of a spacious lounge with doors opening up to the fitted kitchen with cooker, fridge and freezer. There are two spacious double bedrooms; the main bedroom incorporating built in wardrobes and an ensuite shower room and a main shower room with large shower cubicle.

Further benefits include secure entry intercom in to the building, pull cord system and communal facilities to include lounge area, laundry room, and guest suite. The apartment is set within communal grounds with gated resident's parking. Local shops are sited adjacent to the development in Damson Lane including a convenience store, along with a regular bus service into Solihull Town Centre.

The property is offered furnished and is available to move into immediately.

Council Tax Band; D

EPC Rating; C



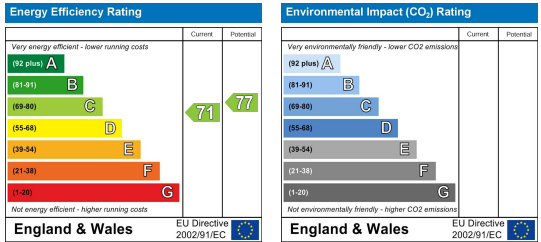
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.