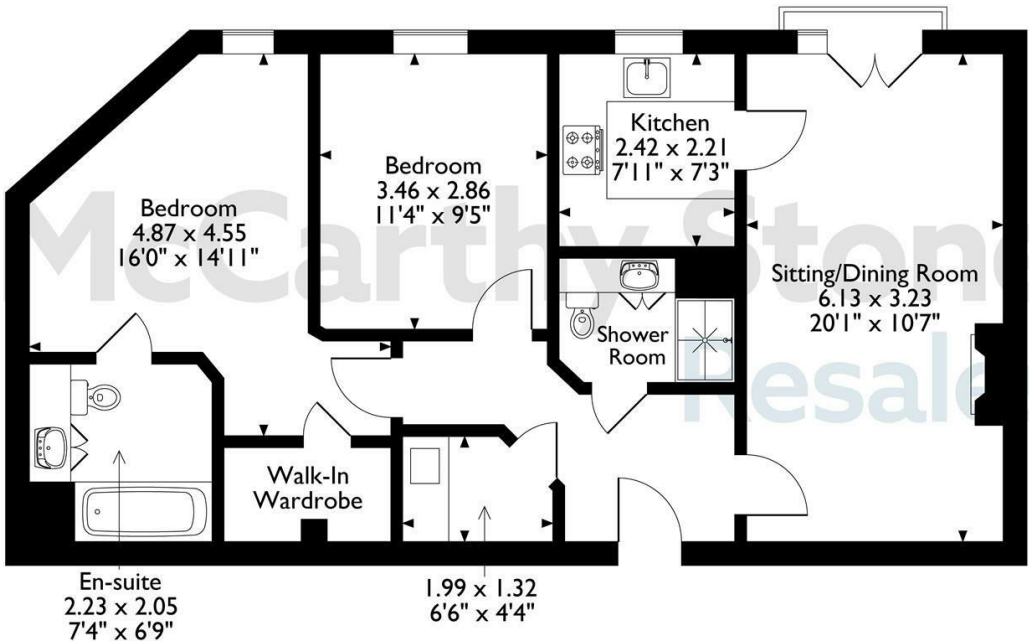
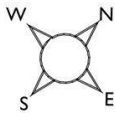


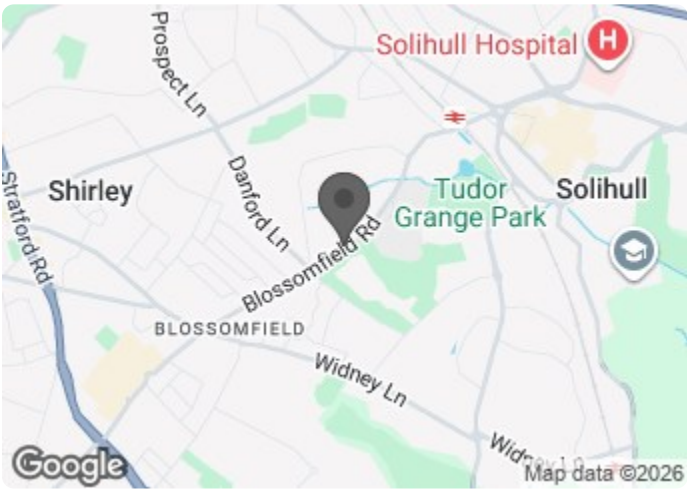
24 Brueton Place, Blossomfield Road, Solihull
Approximate Gross Internal Area
73 Sq M/786 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: E



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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for any purpose is strictly prohibited.

24 Brueton Place

Blossomfield Road, Solihull, B91 1PT



Asking price £335,000 Leasehold

Viewing is highly recommended to fully appreciate this delightful apartment, forming part of our McCarthy and Stone
*Retirement Living development for the over 60s, located within the prestigious Brueton Place development.

This two-bedroom retirement apartment is situated on the first floor, with the convenience of lift access to all floors, offering both comfort and ease of living. To include carpets, curtains and light fittings.

The accommodation briefly comprises a welcoming entrance hallway, leading through to a spacious and light-filled lounge/diner, ideal for both relaxing and entertaining and having French Doors to a Juliette balcony.

The modern, fully fitted kitchen is well-appointed with a range of integrated appliances, designed for both practicality and style. Having two double bedrooms with the principal bedroom having a bathroom ensuite and a walk in wardrobe. With the added benefit of an additional shower room located off the hallway.

Call us on 0345 556 4104 to find out more.

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

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

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 or 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.
- 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, bedroom and shower room.

Living Room

A spacious living room with feature fireplace and inset electric fire creating a lovely focal point. TV point (with Sky connection capabilities). Telephone point. Power points. Ceiling light fittings. French doors opening to a Juliette balcony with 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 oven with space for a 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

Double bedroom with double glazed window. Central light fitting, TV and telephone point. Power points. Door off to a generous 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 sliding shower doors. 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

2 bed | £335,000

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.

ANNUAL SERVICE CHARGE - £4,624.16 for the financial year ending 30/06/2027.

Lease Information

Lease: 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

