



smarthomes

## Barons Court, Old Lode Lane

Solihull

- A Well Presented Two Bedroom Retirement Apartment
- Fitted Kitchen & Shower Room
- Spacious Lounge Leading to Separate Dining Area
- No Upward Chain

**OIRO £75,000**

Current EPC Rating - C  
Current Council Tax Band - D



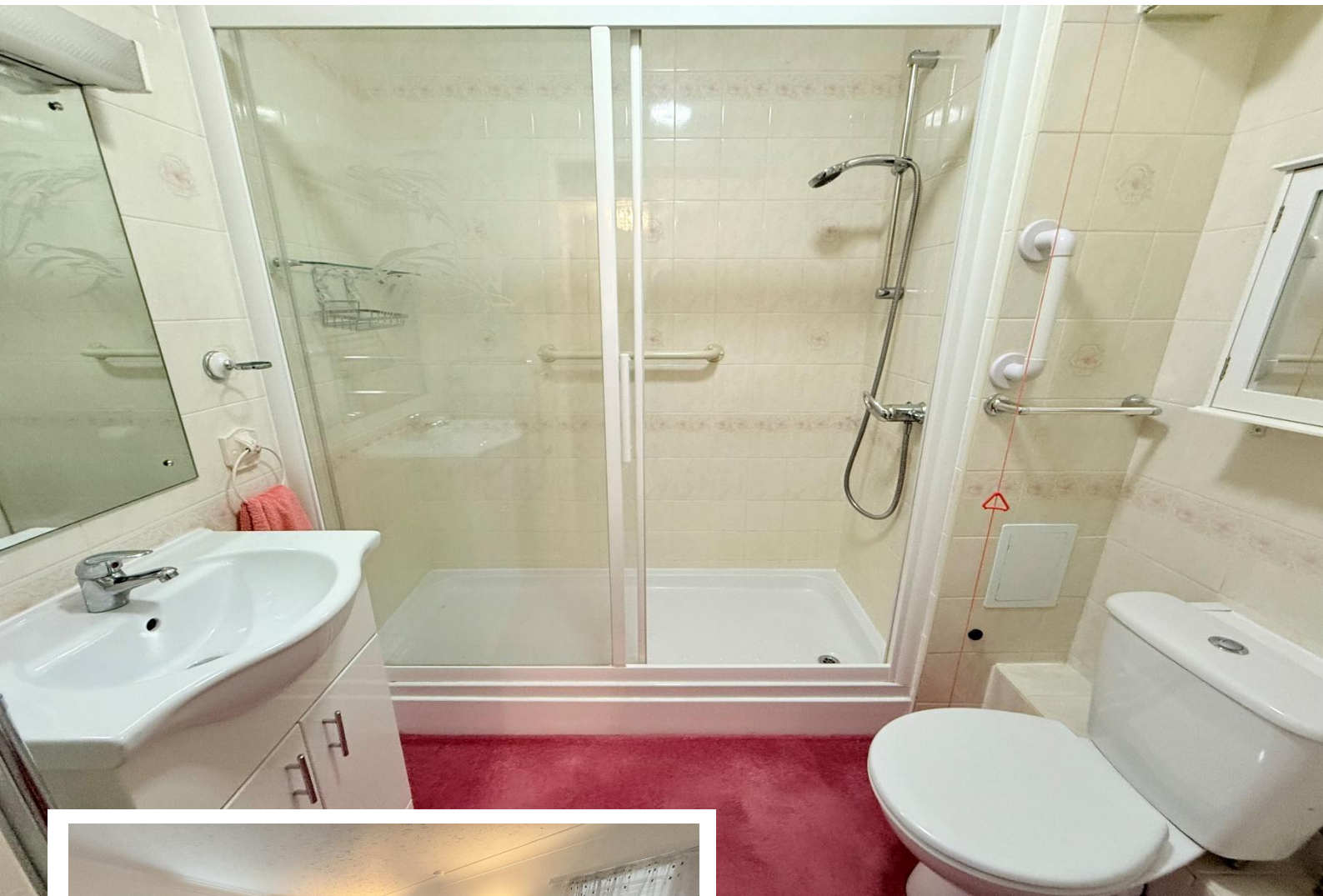


## Property Description

A delightful first floor retirement apartment for the over 60's benefitting from no upward chain, two bedrooms, lounge diner, kitchen, shower room, emergency call system & house manager, residents lounge, lift, laundry room, guest suite, communal gardens and entertainment

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station

Barons Court was constructed by McCarthy & Stone and comprises of 54 properties arranged over 3 floors. The Development Manager can be contacted from various points within each property in the case of an emergency, for periods when the Development Manager is off duty there is a 24 hour emergency call system.



## Rooms & Measurements

Spacious Open Plan Lounge Diner to Rear 6.3m x 3.2m (20'8" x 10'6")

Dining Area 2.36m x 2.36m (7'9" x 7'9")

Kitchen 2.29m x 1.93m (7'6" x 6'4")

Bedroom One 2.79m x 3.56m (9'2" x 11'8")

Bedroom Two 2.82m x 4.17m (9'3" x 13'8")

Shower Room 1.7m x 2.03m (5'7" x 6'8")

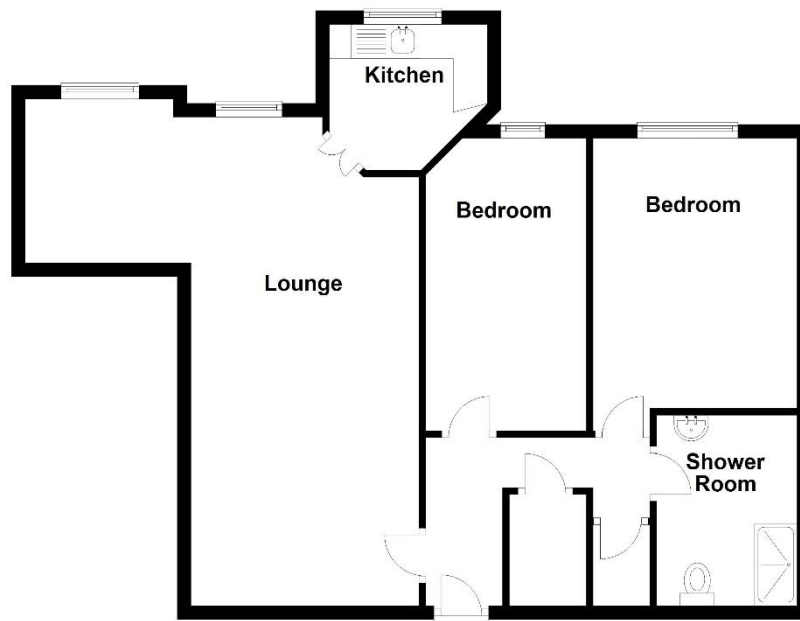
### Tenure

We are advised by the vendor that the property is leasehold with approx. 95 years remaining on the lease, a service charge of approx. £4,588 per annum and a ground rent of approx. £580 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – D



### Ground Floor



Total area: approx. 70.5 sq. metres (759.0 sq. feet)

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Solihull  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.