



melvyn  
**Danes**  
ESTATE AGENTS



Maplebeck Court, 314 Lode Lane  
Solihull  
Offers In Excess Of £70,000

## Description

Maplebeck Court offers independent living accommodation for the over 58's with the support and security of a house manager Monday to Friday from 9am - 5pm. The property benefits from a range of communal facilities including a residents lounge, kitchen, conservatory together with lovely communal grounds and residents parking.

The property is conveniently situated a short walk from the town centre of Solihull which offers an excellent array of shopping facilities adjacent to which is Solihull main line London to Birmingham railway station.

It is sited just off Lode Lane along which regular bus services operate to the town centre of Solihull and surrounding suburbs and also to the city centre of Birmingham, via the A45 Coventry Road. The A45 also gives access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham international Airport and Railway Station and junction 6 of the M42 motorway.

The retirement development is set back from the road behind a driveway leading to resident parking and foreground with water feature and pathway to the communal entrance door with security intercom allowing access into the communal lobby with lift access to all floors.

The accommodation is accessed via a private door and comprises of entrance hall with various generous storage options, large living room with feature fire place and bay window and open arch access into the fitted kitchen with a range of integrated appliances. Off the hall is the principle bedroom with fitted wardrobes and the shower room fitted with cubicle wash basin with vanity storage and toilet.



**Accommodation**

**Communal Entrance Hall**

**Private Entrance Hall**

**Living Room**

11'0" x 16'7" (3.373 x 5.060)

**Kitchen**

7'1" x 6'1" (2.163 x 1.865)

**Bedroom**

6'8" x 11'8" (2.034 x 3.558)

**Shower Room**

6'2" x 6'11" (1.890 x 2.129)

**Communal Living Room**

**Communal Off Road Parking**

**Communal Gardens**



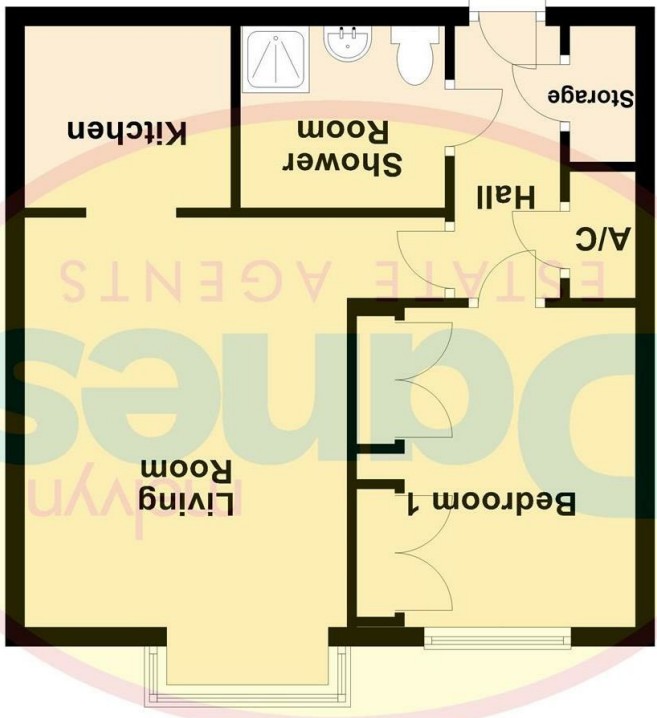
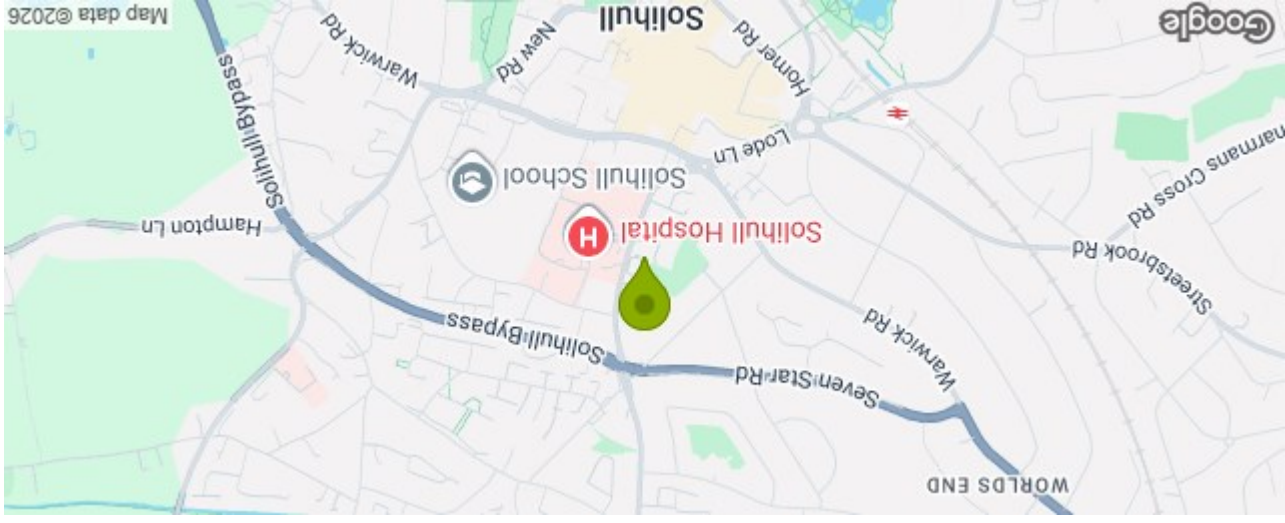
TENURE: We are advised that the property is freehold

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fittings, fixtures or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 30/3/2026 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



First Floor

Maplebeck Court Maplebeck Court, 314 Lode Lane Solihull  
Solihull B91 2UB  
Council Tax Band: D

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

England & Wales  
EU Directive 2002/91/EC

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.