



## The Tudors

Lode Lane, Solihull

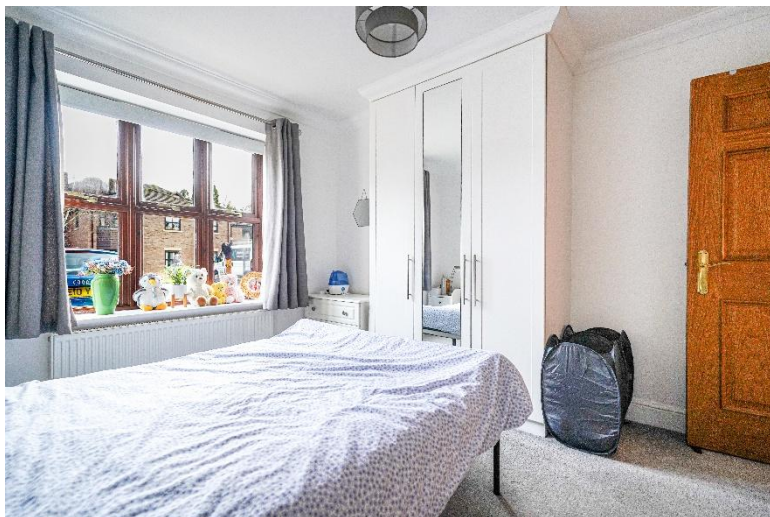
- A Well Presented Two Double Bedroom Apartment
- Fitted Kitchen & En-Suite Shower Room
- Direct Access to Communal Gardens
- Two Allocated Parking Spaces & No Upward Chain

**£235,000**

Current EPC Rating - C  
Current Council Tax Band - C





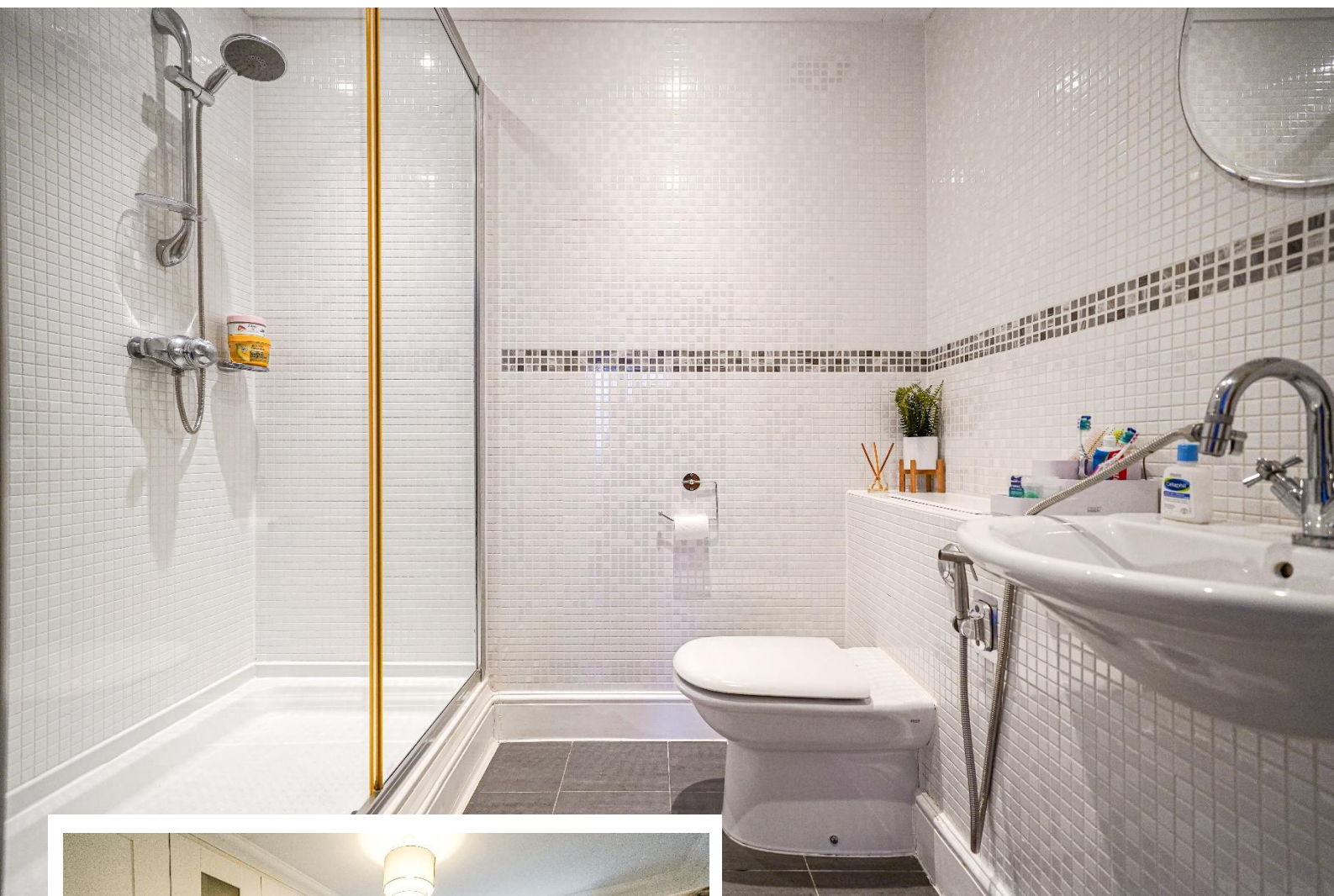


## Property Description

An extremely well presented ground floor apartment situated in a gated development a short walk from Solihull Town Centre. Benefiting from no upward chain and offering accommodation comprising a lounge/diner, fitted kitchen, two good size bedrooms, en-suite shower room, family bathroom, two allocated parking spaces and direct access to communal gardens

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 excellent schools, colleges, 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.





## Rooms & Measurements

Lounge/Diner 4.6m x 3.3m (15'1" x 10'9")

Fitted Kitchen 2.8m x 1.9m (9'2" x 6'2")

Bedroom One 3.6m x 3.2m (11'9" x 10'5")

En-Suite Shower Room

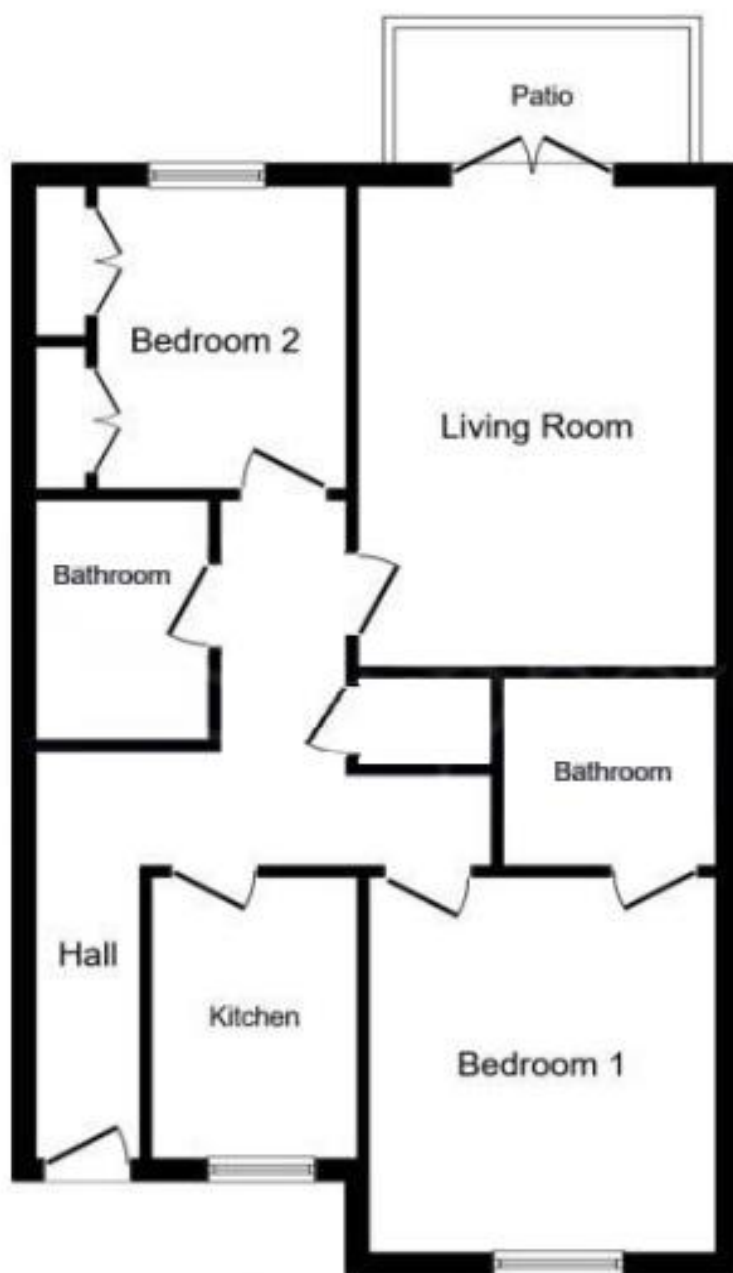
Bedroom Two 2.9m x 2.3m (9'6" x 7'6")

Family Bathroom 2.3m x 1.7m (7'6" x 5'6")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 102 years remaining on the lease, a service charge of approx. £2,918.36 per annum and a ground rent of approx. £150 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – C





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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 are 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.