melvyn Danes
ESTATE AGENTS

Station Road

Knowle

Asking Price £220,000

Description

Eleanor Lodge is a purpose built retirement complex situated on off Station Road in the village of Knowle, with access to an abundance of independent retailers, restaurants and coffee shops as well as the near by village of Dorridge.

There is easy access from Knowle via the A41 Warwick Road to junction 5 of the M42 motorway which links with a wider national motorway network including the M6, M5 and M40. Crossing over at junction 5 following Solihull Bypass into the town centre of Solihull which has a thriving business community, an excellent array of shopping facilities and its own main line London to Birmingham railway station.

A delightful nearly new top floor one bedroom retirement apartment overlooking the rear communal gardens with a Juliette balcony. Comprises of spacious entrance hallway with a generous size storage cupboard leading to a bright an airy lounge which leads into modern kitchen fitted with appliances. The attractive double bedroom also overlooks the rear gardens with door a leading into a charming dressing room. The shower room is also accessible from the entrance hall and close to the bedroom. The apartment comes with a 24 hour Support Care Line system and included within the service charge is the buildings insurance, water rates and ground source heating and hot water. There is one allocated parking space included in this sale. Churchill Living provide a Mon-Fri 9-5pm House Management on site as well as a rentable Guest Room for visitors.

Accommodation

Communal Entrance

Lounge
10'7" x 18'2" (3.23 x 5.55)

Kitchen
7'5" x 9'7" (2.27 x 2.93)

Bedroom One
14'10" x 11'11" (4.54 x 3.65)

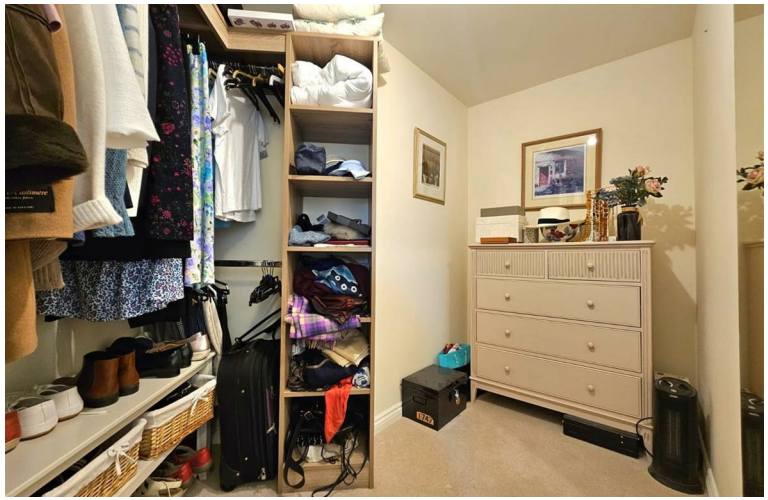
Dressing Room
8'1" x 5'9" (2.47 x 1.76)

Shower Room

Communal Lounge

Communal Gardens

Off Road Residence Parking



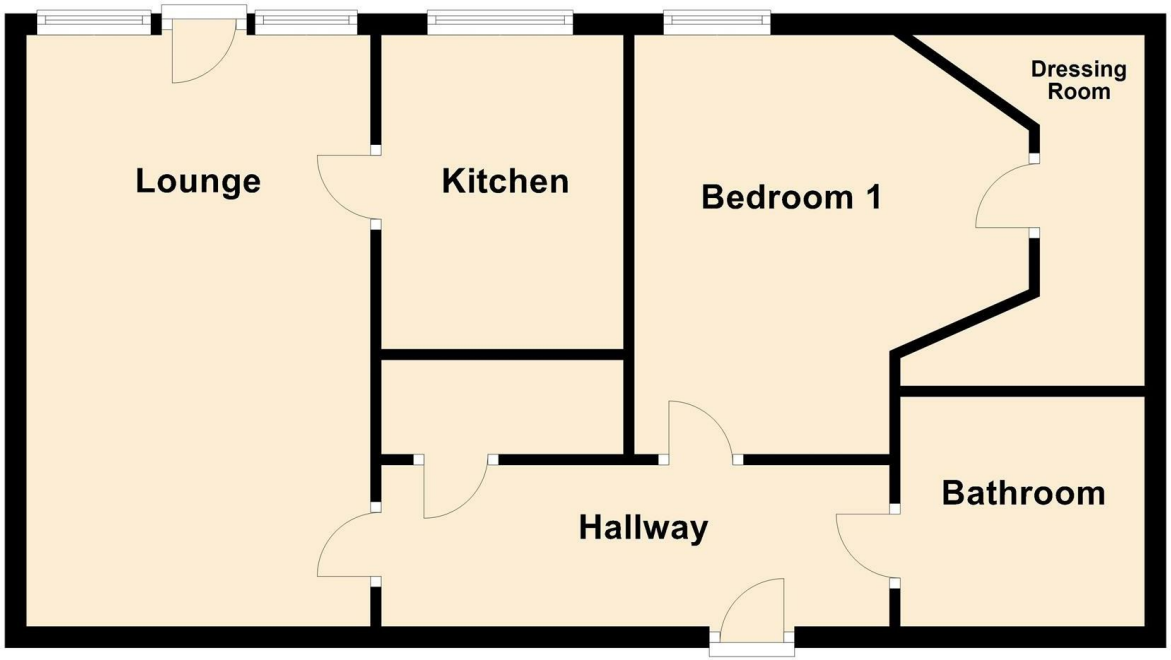
TENURE: We are advised the property is lease hold with 120 years remaining on the lease with an annual service charge of £4,310 per year which includes the ground rent.

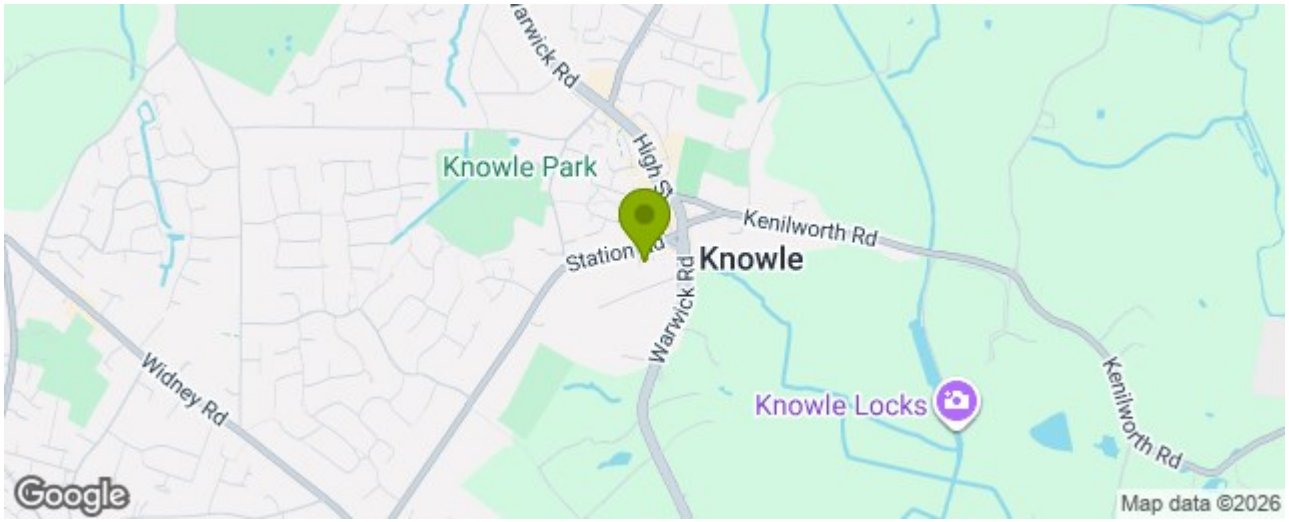
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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, fixtures, fittings 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.org.uk for broadband and mobile coverage at the property. From data taken on 4/3/2026 we understand that the standard broadband download speed at the property is around 1000 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5000Mbps. 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.

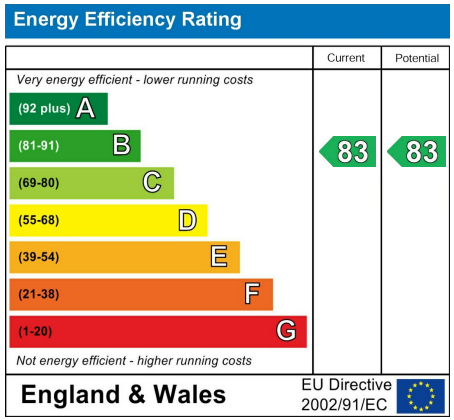
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.





Eleanor Lodge Station Road Knowle Solihull B93 0JN
Council Tax Band:



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.

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