



## Barons Court

Old Lode Lane, Solihull

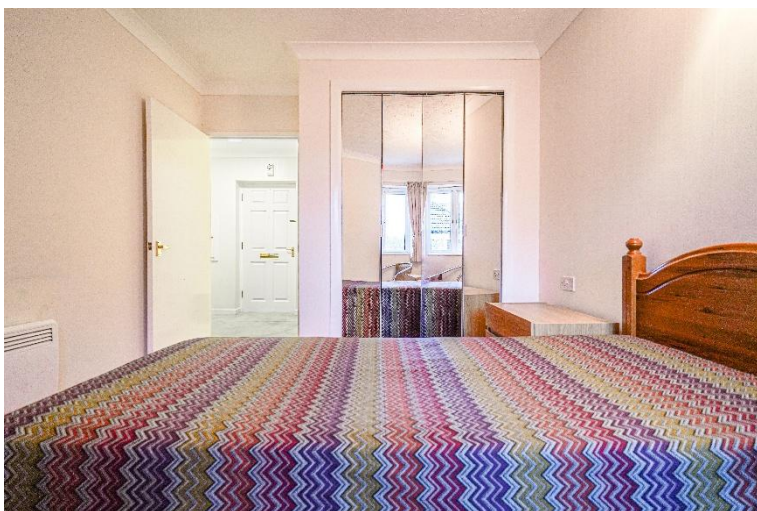
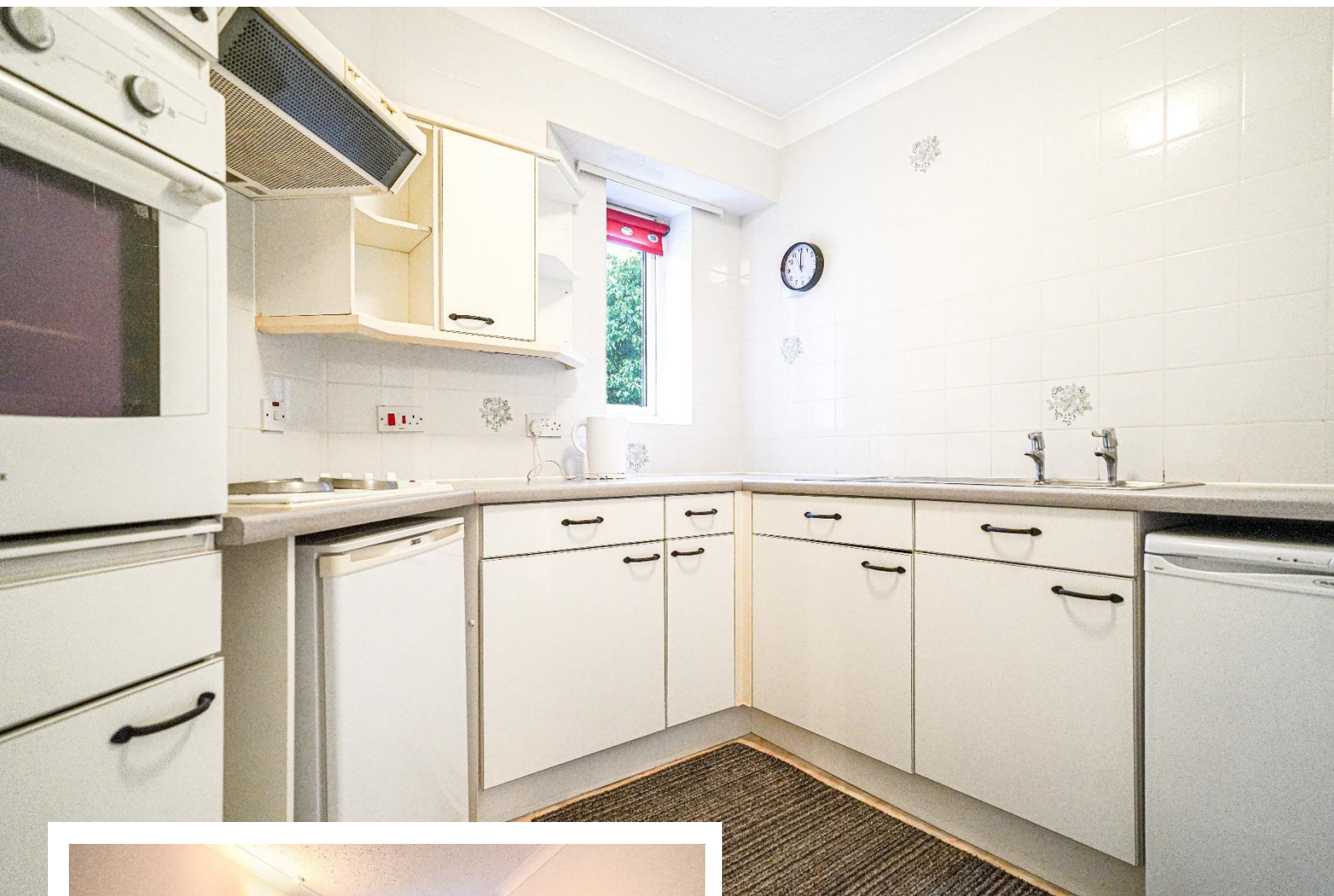
- A Well Maintained One Bedroom Retirement Apartment
- Fitted Kitchen & Shower Room
- Landscaped Communal Gardens
- No Upward Chain

**£59,000**

Current EPC Rating - C  
Current Council Tax Band - B







## Property Description

A well presented first floor retirement apartment for the over 60's benefitting from no upward chain and replacement panel heating, one double bedroom with fitted wardrobes, lounge/diner, fitted kitchen, adapted WC and wet 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.





## Rooms & Measurements

Lounge Diner to Front 3.23m x 5.49m (10'7" x 18'0" (max)

Fitted Kitchen 2.31m x 2.54m (7'7" x 8'4")

Double Bedroom to Front 3.61m x 2.87m (11'10" x 9'5")

Shower Room

Tenure

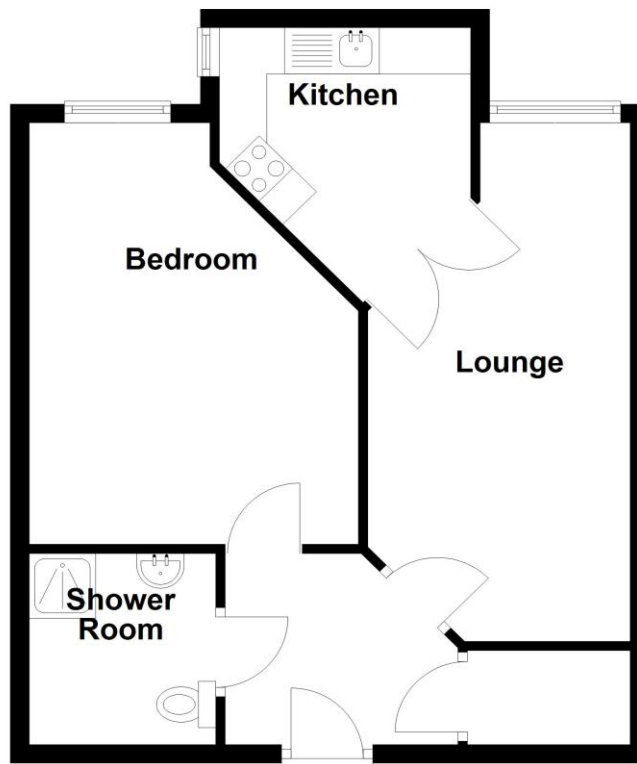
We are advised by the vendor that the property is leasehold with approx. 94 years remaining on the lease, a service charge of approx. £3,200 per annum and a ground rent of approx. £435 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – B





### First Floor

Approx. 45.3 sq. metres (488.1 sq. feet)



Total area: approx. 45.3 sq. metres (488.1 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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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.