



smarthomes

## Tudor Lodge

Warwick Road, Solihull

- A Very Well Presented Two Double Bedroom Apartment
- Fitted Kitchen & Shower Room
- Landscaped Communal Gardens
- No Upward Chain

**£189,950**

Current EPC Rating - C  
Current Council Tax Band - D



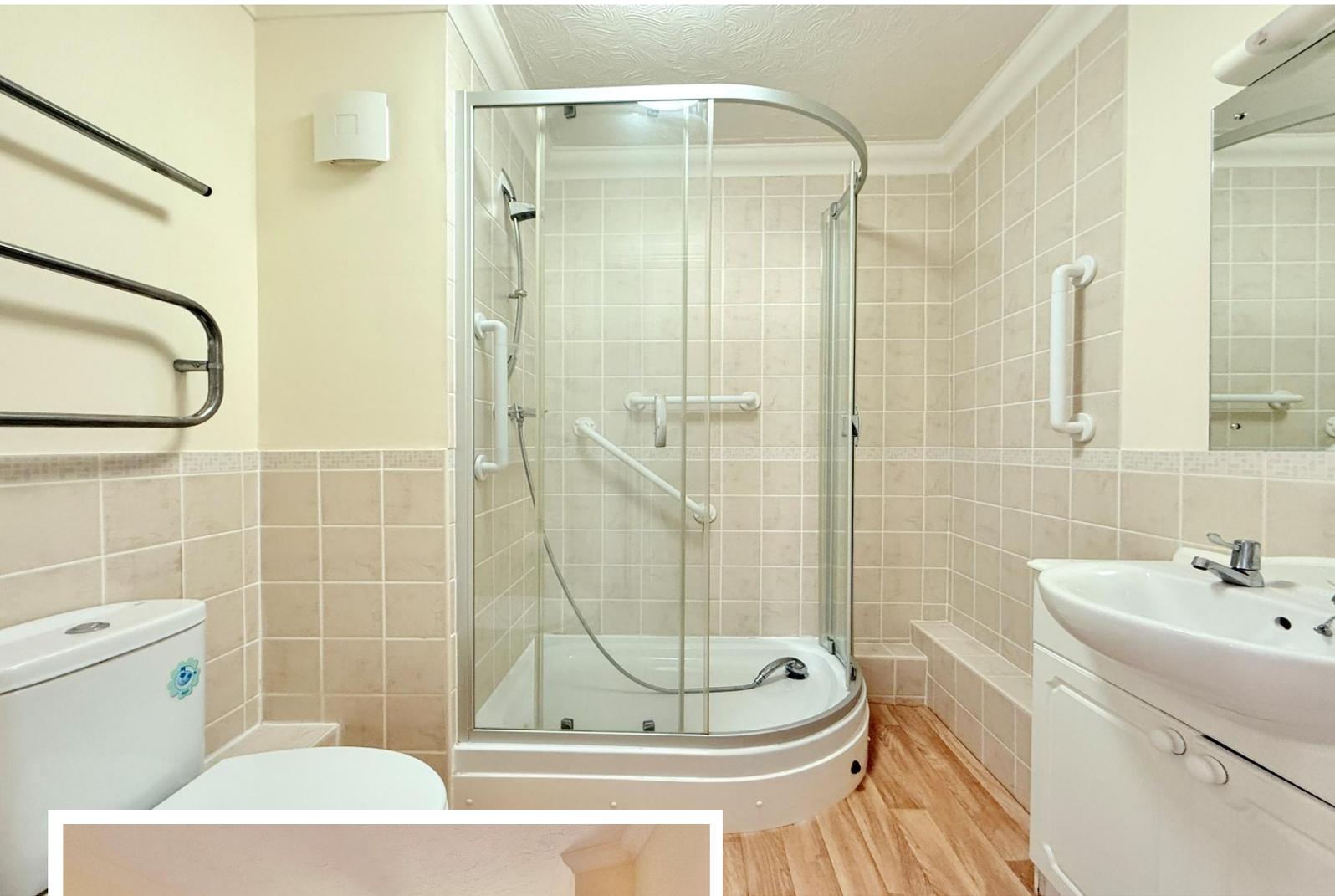


## Property Description

A well presented first floor two bedroom retirement apartment conveniently situated for local amenities and offering spacious lounge/diner, fitted kitchen, shower room, communal gardens and 24 hour careline system

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 the new 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

Tudor Lodge is a delightful development of 30 one and two bedroom apartments in Solihull, West Midlands. The Dove House shopping precinct is adjacent to Tudor Lodge and offers a wide range of outlets including cafes, restaurants, hairdresser, dentist, newsagent, Post Office, supermarket, a cook shop and a specialist butcher.



## Rooms & Measurements

Lounge/Diner 5.38m x 3.35m (17'8" x 11'0")

Fitted Kitchen 2.36m x 2.13m (7'9" x 7'0")

Bedroom One 3.86m x 2.84m (12'8" x 9'4")

Bedroom Two 4.17m x 2.64m (13'8" x 8'8" (max)

Shower Room 1.75m x 2.06m (5'9" x 6'9")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 107 years remaining on the lease, a service charge of approx. £4660.76. per annum and a ground rent of approx. £933.34 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 vendor. Current council tax band – D



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