



Lode Lane, Solihull

Guide Price £85,000





PROPERTY OVERVIEW

Presenting this exceptional one-bedroom second floor apartment, exclusively available for over 55s without any upward chain. The apartment is impeccably positioned in a coveted location, just a short distance from Solihull Town Centre.

Nestled amidst serene communal grounds, this residence is accessed through an entrance hallway boasting ample storage. The interior features a luminous and generously proportioned living room, seamlessly flowing into a dining area and a modern fitted kitchen.

The apartment includes a comfortable double bedroom and a capacious shower room, equipped with a convenient walk-in shower.

Furthermore, the property offers residents parking, ensuring effortless convenience.

Moreover, this well-appointed residence boasts exceptional communal facilities, including a residents lounge, ideal for social gatherings, and meticulously maintained communal gardens.





PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: D

Tenure: Leasehold

- One Bedroom Second Floor Apartment
- Over 55s Only
- NO UPWARD CHAIN
- Prime Location In The Heart Of Solihull
- Surrounded By Well Maintained Communal Gardens
- Bright & Spacious Living Room
- Kitchen & Dining Area
- Double Bedroom With Fitted Storage
- Practical Shower Room
- Residents Parking





ENTRANCE HALLWAY

LIVING ROOM

16' 4" x 11' 1" (4.97m x 3.37m)

DINING AREA

11' 5" x 7' 10" (3.49m x 2.39m)

KITCHEN

7' 2" x 5' 11" (2.18m x 1.80m)

BEDROOM

10' 11" x 9' 8" (3.32m x 2.94m)

SHOWER ROOM

6' 11" x 6' 1" (2.11m x 1.85m)

TOTAL SQUARE FOOTAGE

51.0 sq.m (549 sq.ft) approx.

OUTSIDE THE PROPERTY

RESIDENTS PARKING

COMMUNAL GARDENS

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, fridge/freezer, all carpets, all curtains, all light fittings, fitted wardrobes in bedroom and communal CCTV. Large items of furniture available by negotiation.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – cable. Service charge – £3,888.48 pa. Ground rent – nil.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

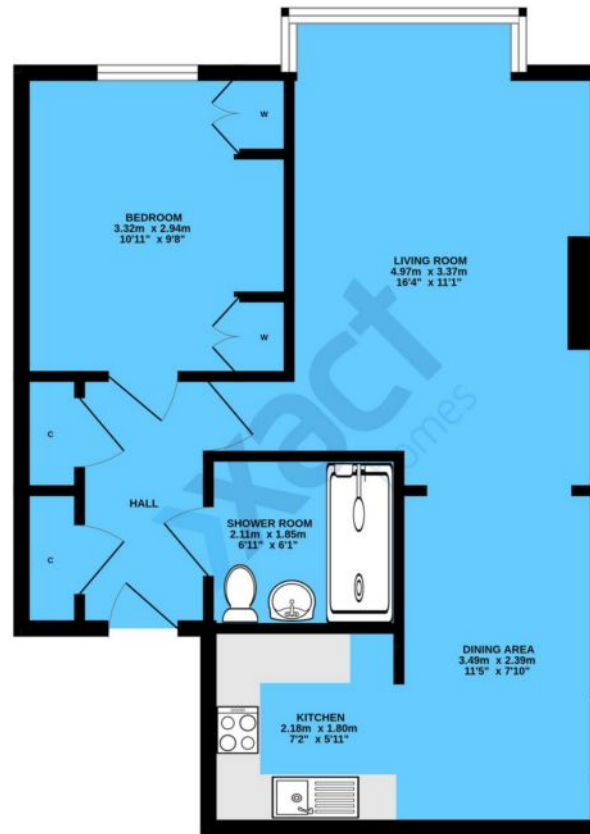
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



2ND FLOOR



TOTAL FLOOR AREA: 51.0 sq.m. (549 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

