



Lode Lane, Solihull

Guide Price £120,000





PROPERTY OVERVIEW

Offered to the market with no upward chain, this well presented two bedroom first floor retirement apartment is situated in a sought-after development exclusively for the over 58s, ideally positioned within easy walking distance of Solihull Town Centre and a comprehensive range of local amenities. The property is accessed via a welcoming entrance hallway, which provides ample storage solutions for every-day convenience. The spacious dual aspect living and dining room is flooded with natural light, creating an inviting atmosphere and offering a pleasant outlook, while the dining area seamlessly connects to a modern fitted kitchen. The kitchen is thoughtfully designed with integrated appliances and generous storage space, catering to all culinary needs. Accommodation comprises two bedrooms, including a generously sized double bedroom and a versatile single bedroom that could serve as a guest room, study, or hobby space. The contemporary family bathroom features a walk-in shower, ensuring both comfort and accessibility. Residents of this well maintained development benefit from excellent communal facilities, including a large residents' lounge, perfect for socialising or relaxing, and lift access to all floors for ease of movement throughout the building.



Additional advantages include residents' parking (subject to availability), providing peace of mind for both residents and their visitors and two guest bedrooms available within the building, which can be booked for a modest fee. This apartment represents an outstanding opportunity to enjoy independent, low-maintenance living in a vibrant and welcoming community, all within a prime central location. Early viewing is highly recommended to appreciate the quality and lifestyle on offer.

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: E

Tenure: Leasehold



- Two Bedroom First Floor Retirement Apartment
- NO UPWARD CHAIN
- Prime Location Walking Distance To All Local Amenities & Town Centre
- Abundance Of Natural Light Throughout
- Excellent Communal Facilities & Well Maintained Grounds
- Lift Access To All Floors
- On-Site Manager & Residents Parking
- Over 58s Only



ENTRANCE HALLWAY

LIVING & DINING ROOM

10' 6" x 19' 9" (3.21m x 6.01m)

KITCHEN

6' 5" x 6' 4" (1.95m x 1.93m)

BEDROOM ONE

9' 0" x 10' 7" (2.74m x 3.22m)

BEDROOM TWO

6' 9" x 9' 7" (2.05m x 2.92m)

BATHROOM

6' 4" x 5' 8" (1.93m x 1.73m)

TOTAL SQUARE FOOTAGE

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

OUTSIDE THE PROPERTY

RESIDENTS PARKING

Residents parking to the rear of the property, it is well lit and covered by security cameras. Permits are available for use of visitors.

RESIDENTS LOUNGE AREA

WELL MAINTAINED GROUNDS

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, Washing machine and all carpets, curtains and light fittings.



ADDITIONAL INFORMATION

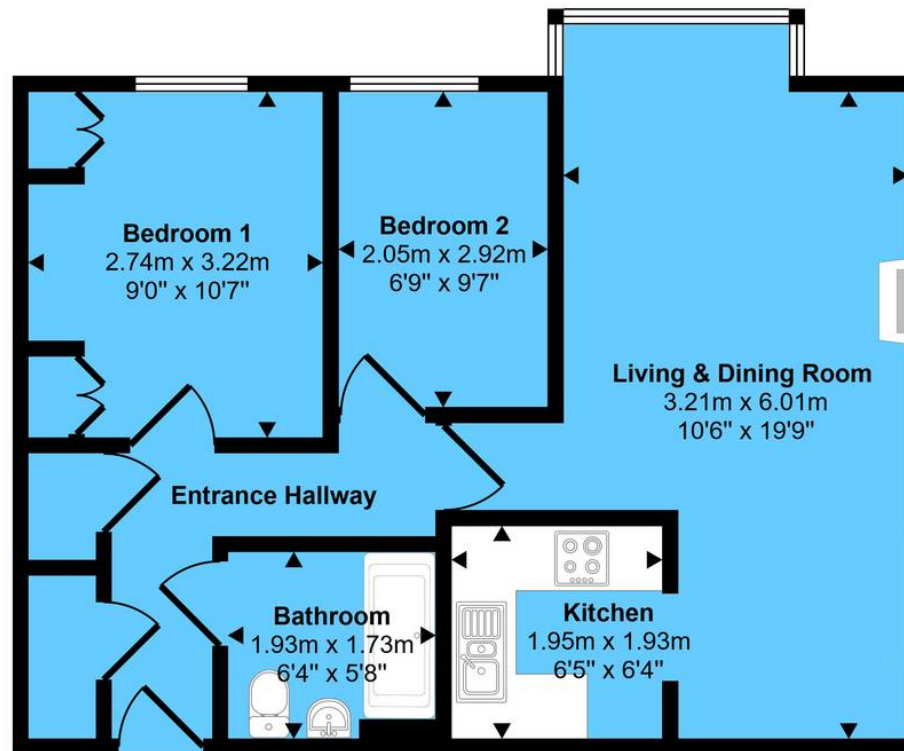
Services – mains electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – part boarded. Service charge – £4,152 pa. Ground rent – nil.

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.



Approx Gross Internal Area
51 sq m / 549 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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