



smarthomes

Maplebeck Court

Lode Lane, Solihull, B91 2UB

- A Recently Re-Decorated First Floor Retirement Apartment For The Over 58's
- One Double Bedroom With Fitted Furniture
- Lounge/Diner
- Fitted Kitchen & Modern Shower Room

£100,000

EPC Rating - 69

Current Council Tax Band - D





Property Description

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 parks, restaurants, bars and a 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.



This one bedroom first floor retirement apartment for the over 58's is situated in a sought after location close to Solihull Town Centre & Solihull Hospital and benefits from house manager with 24/7 emergency pull cord system, communal lounge and conservatory, lift access, guest suite, off road parking and well maintained communal gardens. There are regular social activities for residents including BBQ's, organised day trips, meals out, carpet bowls, quiz nights, afternoon tea and movie evenings. The property is well located for public transport with bus stops directly outside the building and Solihull Train Station being a short walk away.



Private Entrance Hall

With wall mounted storage heater, ceiling light point, coving to ceiling, emergency pull cord intercom system, useful walk-in storage, airing cupboard and doors leading off to



Lounge Diner

16' 9" x 11' 0" min (5.11m x 3.35m) With wall mounted storage heater, double glazed bay window with American style shutters over-looking pleasant communal gardens, electric fireplace with marble effect hearth and decorative surround, wall lighting, coving to ceiling and doors leading through to



Kitchen

7' 0" x 6' 2" (2.13m x 1.88m) Being fitted with a range of high gloss wall, drawer and base units, complementary wood effect work surfaces, sink and drainer unit, tiling to splashback areas, four ring Zanussi hob, inset Zanussi electric oven, freestanding washing machine, integrated fridge freezer, ceiling light point and double glazed window to side



Bedroom

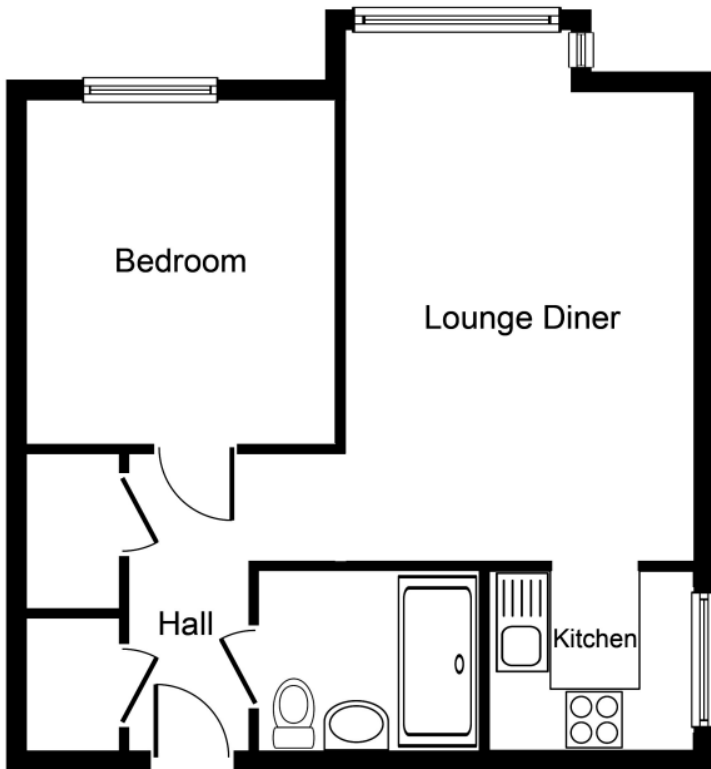
11' 0" x 9' 9" (3.35m x 2.97m) With ceiling light points, emergency pull cord, double glazed window with American style shutters over-looking pleasant communal gardens and a range of fitted wardrobes and storage

Modern Shower Room

6' 11" x 6' 2" (2.11m x 1.88m) Being fitted with a modern three piece white suite comprising over-sized walk-in shower enclosure with electric shower, WC with enclosed cistern and vanity sink with storage below, complementary tiling to walls and floor, ladder style heated towel rail, shaver socket, extractor, wall mounted vanity cupboard with mirrored doors and spot lights to ceiling

Tenure

We are advised by the vendor that the property is leasehold with approx. 92 years remaining on the lease, a service charge of approx. £3,504 per annum and no ground rent payable but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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 and 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.