



melvyn
Danes
ESTATE AGENTS



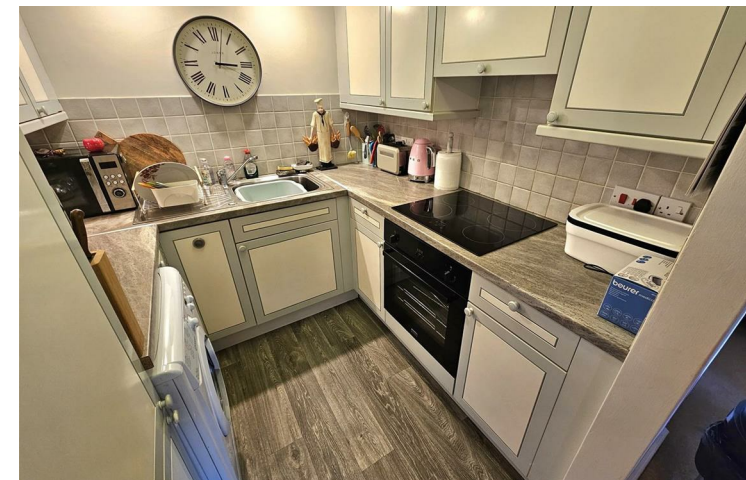
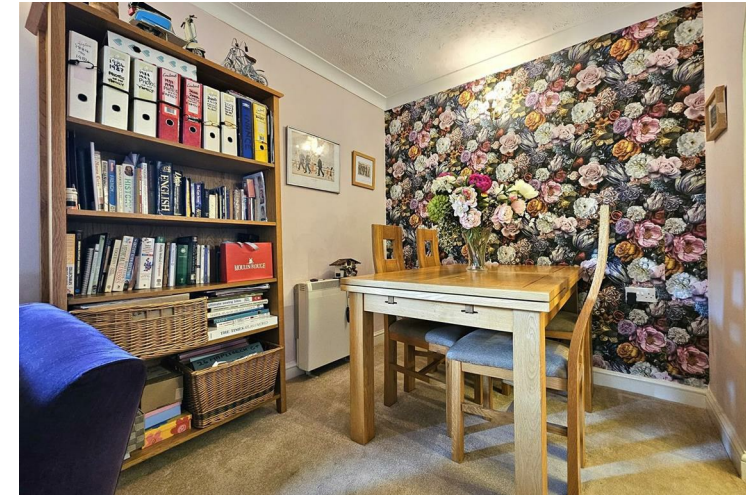
Lode Lane
Solihull.
Asking Price £145,000

Maplebeck Court offers independent living accommodation for the over 58's with the support and security of a house manager Monday to Friday from 9am - 5pm. The property benefits from a range of communal facilities including a residents lounge, kitchen, conservatory together with lovely communal grounds and residents parking.

The property is conveniently situated a short walk from the town centre of Solihull which offers an excellent array of shopping facilities adjacent to which is Solihull main line London to Birmingham railway station.

It is sited just off Lode Lane along which regular bus services operate to the town centre of Solihull and surrounding suburbs and also to the city centre of Birmingham, via the A45 Coventry Road. The A45 also gives access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham international Airport and Railway Station and junction 6 of the M42 motorway.

The retirement development is set back from the road behind a driveway leading to resident parking and foreground with water feature and pathway to the communal entrance door with security intercom system available to buyers over 58 years of age.



Communal Entrance Lobby

A bright and welcoming lobby serviced by house manager with access to all floor via lift and stairs.

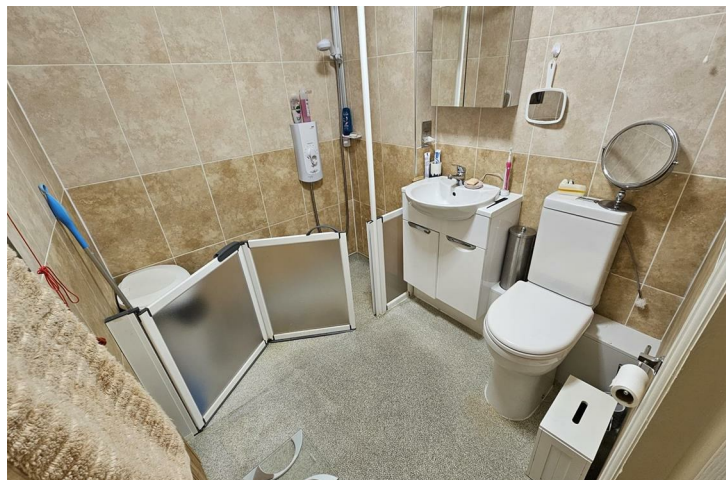
Entrance Hall

A through reception hall with large walk in storage cupboard and another storage cupboard housing recently installed water tank. With electric heater and access into bedrooms, reception room and shower room.

Living/Dining Room 11'0" x 23'5"



A large open plan living dining room with bay window to side elevations. With ample space for an office area in the bay window and a lounge set up with electric feature fire place, following through to dining area and allowing access into the kitchen. With wall mounted lighting and electric heating.



LOCATION

Leaving the town centre of Solihull via Lode Lane turn left opposite Solihull Hospital into the driveway of Maplebeck Court. On entering the complex a lift or stairway will take you to the first floor where the apartment is situated.

TENURE We are advised that the property is leasehold. There is a current service charge of £303.79 per month which includes the building insurance, water, maintenance of grounds, access to communal facilities and the benefit of a house manager. Any interested party should obtain verification through their legal representative.

VIEWING

By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

Ground Floor



**26 Maplebeck Court Lode Lane Solihull Solihull B91 2UB
Council Tax Band: E**

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	66	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

74

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.