



28 ORCHARD COURT, LUGTROUT LANE, SOLIHULL, B91 2SL
PURCHASE PRICE £99,950





PROPERTY OVERVIEW

A fantastic opportunity to purchase this one bedroom retirement apartment, originally built by McCarthy & Stone Developments Ltd. This superb second floor apartment is well located for local shops, doctors and public transport. This development consists of one and two bedroom apartments and has 24 hour care line assistance. We recommend early viewing of this apartment which briefly includes:- communal entrance hall with staircase and lift, reception hall, large L shaped lounge/dining room, fitted kitchen, large bedroom, bathroom, communal laundry and lounge, communal parking and landscaped gardens. In more detail the property comprises:-

ACCOMMODATION ON THE SECOND FLOOR
Approached via the communal entrance hall with staircase and lift.

APARTMENT NO 28

With front door giving access through to:-

RECEPTION HALL

With hatch to the roof void, coved cornicing, smoke alarm, care pull cord and leading to:-

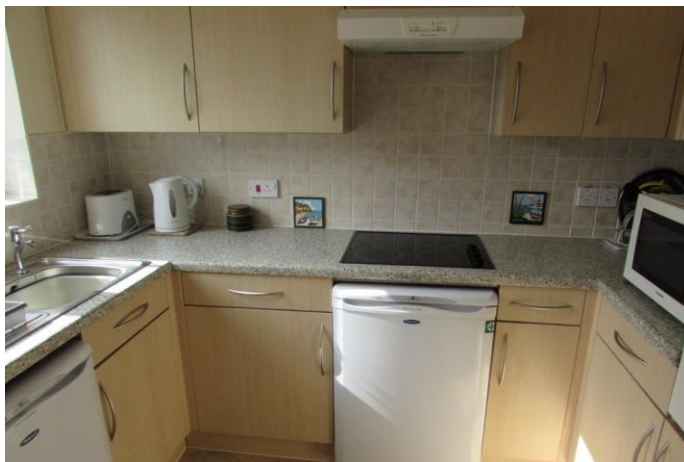
LARGE L SHAPED LOUNGE/DINING ROOM

LOUNGE

17' 8" x 11' 0" (5.41m x 3.37m) Having a Sunhouse wall mounted electric storage heater, coved cornicing, TV point, power points, two ceiling light points, care pull cord, UPVC double glazed window, double opening doors leading through to the kitchen and open aspect leading through to:-

DINING AREA

11' 1" x 8' 2" (3.39m x 2.51m) Having a Dimplex electric storage heater, double glazed Velux roof light, coved cornicing, ceiling light point and power points.



FITTED KITCHEN

8' 11" x 5' 8" (2.73m x 1.74m) Having an inset stainless steel sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, built in four ring electric ceramic hob with extractor hood over, electric oven, space for a fridge and freezer, complementary wall tiles, power points, UPVC double glazed window, high level Creda electric heater and care pull cord.

BEDROOM

16' 1" x 11' 3" (4.92m x 3.44m) (max) With UPVC double glazed window, coved cornicing, Creda electric storage heater, fitted wardrobes with mirrored sliding doors and care pull cord.

BATHROOM

Being fully tiled having soft cream coloured suite, panelled bath with shower over and easy turn taps, shower screen, vanity wash basin with cupboard beneath, low flush wc, high level electric heater, extractor fan, vanity mirror with vanity light over, coved cornicing and care pull cord.

COMMUNAL AREAS

COMMUNAL LOUNGE

LIBRARY

GUEST SUITE

LAUNDRY

COMMUNAL GARDENS

There are communal gardens for all apartments which are well maintained and manicured, mainly lawn, shrubs and evergreens.

COMMUNAL CAR PARKING

There is communal parking for residents situated behind secure gates.

TENURE

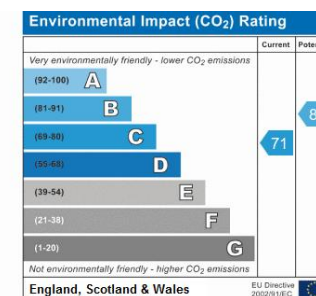
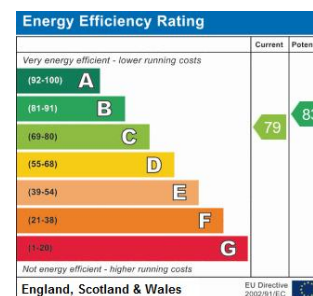
Leasehold

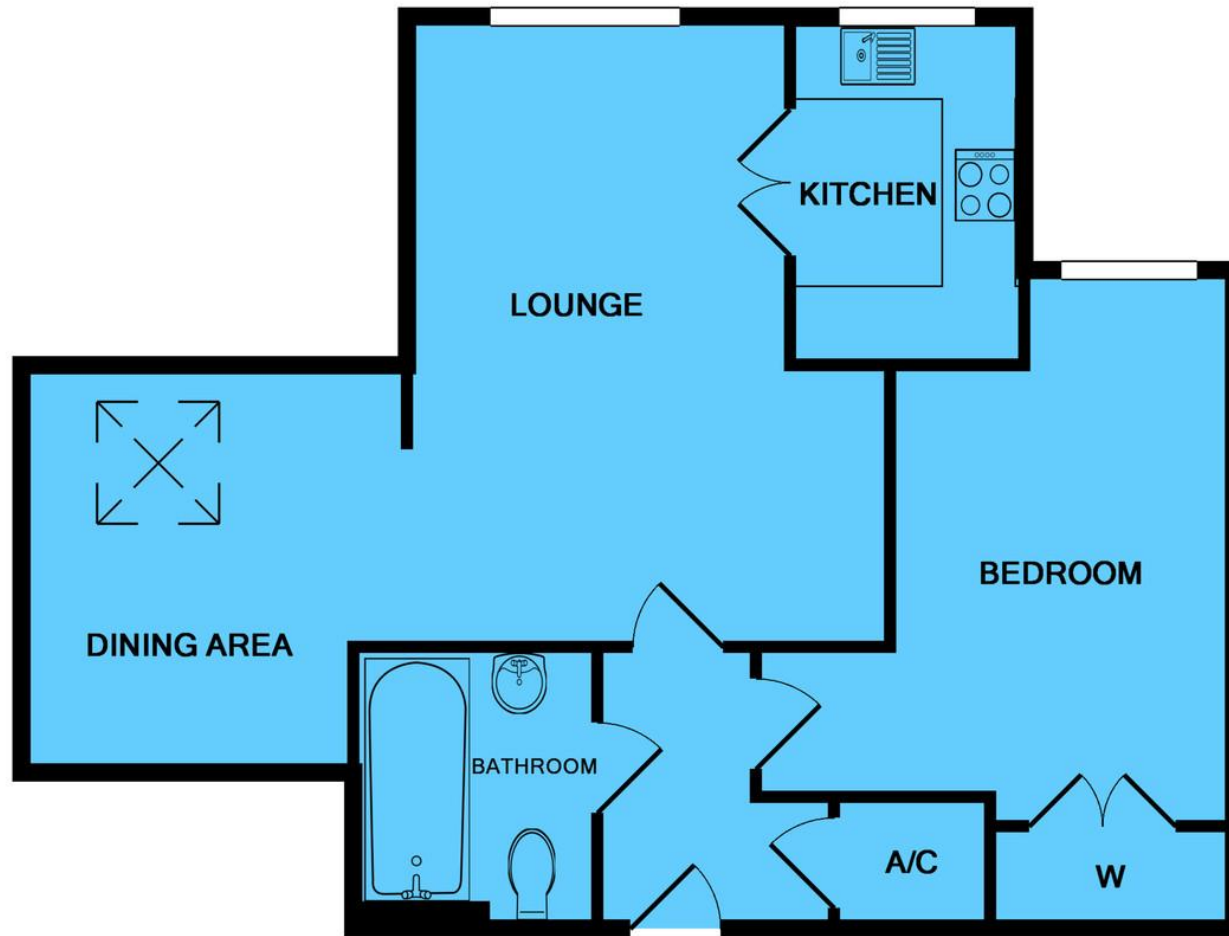
VIEWING

Via Xact in Solihull on 0121 712 6222.

COUNCIL TAX

Council Tax Band C





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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