



ORCHARD COURT, LUGTROUT LANE, SOLIHULL, B91 2SL  
PURCHASE PRICE £87,500







## PROPERTY OVERVIEW

Orchard Court was constructed by McCarthy & Stone Development Ltd and has been carefully designed to provide the very best in comfort and convenience. This second floor one bedroom apartment is well located for local shops, doctors and public transport. The development consists of one and two bedroomed apartments which benefit from its own private door, entrance hall, large lounge/dining area, fitted kitchen, large master bedroom, bathroom and all communal facilities including a lounge, guest bedroom and laundry area. An added attraction to this development includes a care line to ensure that help is available 24 hours a day and for 365 days a year. We recommend early viewing on this apartment which in more detail comprises of:-

## ACCOMMODATION ON THE SECOND FLOOR

Approached via the communal entrance hall, staircase and lift.

## ENTRANCE TO APARTMENT

With front door giving access through to:-

## ENTRANCE HALL

With coved cornicing, storage cupboard housing the water tank, hatch to the roof void and leading to:-

## LIVING ROOM

19' 9" x 10' 6" (6.03m x 3.21m) Having a feature fireplace incorporating an electric coal effect fire, Creda electric storage heater, coved cornicing, emergency care pull cord, UPVC double glazed window and double opening doors leading through to:-

## FITTED KITCHEN

7' 6" x 6' 11" (2.30m x 2.12m) Having an inset stainless steel sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, built in four ring electric hob, oven, further space for a fridge and freezer, complementary wall tiles, high level electric



heater, emergency care pull cord and power points.

#### MASTER BEDROOM

15' 10" x 9' 1" (4.83m x 2.79m) Having built in wardrobes, UPVC double glazed window, Creda electric storage heater and power points.

#### BATHROOM

Being fully tiled, comprising of a panelled bath with shower over, shower screen, vanity wash basin with cupboard beneath, low flush wc, vanity mirror, electric shaver point with vanity light, high level Creda electric heater and extractor fan.

#### COMMUNAL FACILITIES

#### COMMUNAL LOUNGE

There is a communal lounge for all residents and guests for morning coffee and social events.

#### GUEST BEDROOM

There is a guest bedroom which can be used for guests for a nominal charge.

#### LAUNDRY

There is a laundry for all residents to use.

#### COMMUNAL PARKING

There is communal parking for all residents and guest behind secure gates.

#### COMMUNAL GARDENS

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

#### TENURE

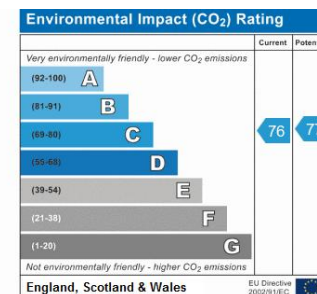
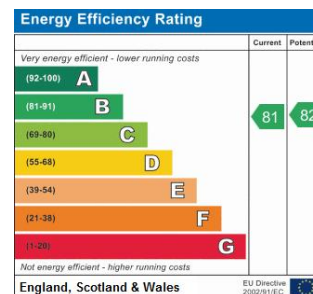
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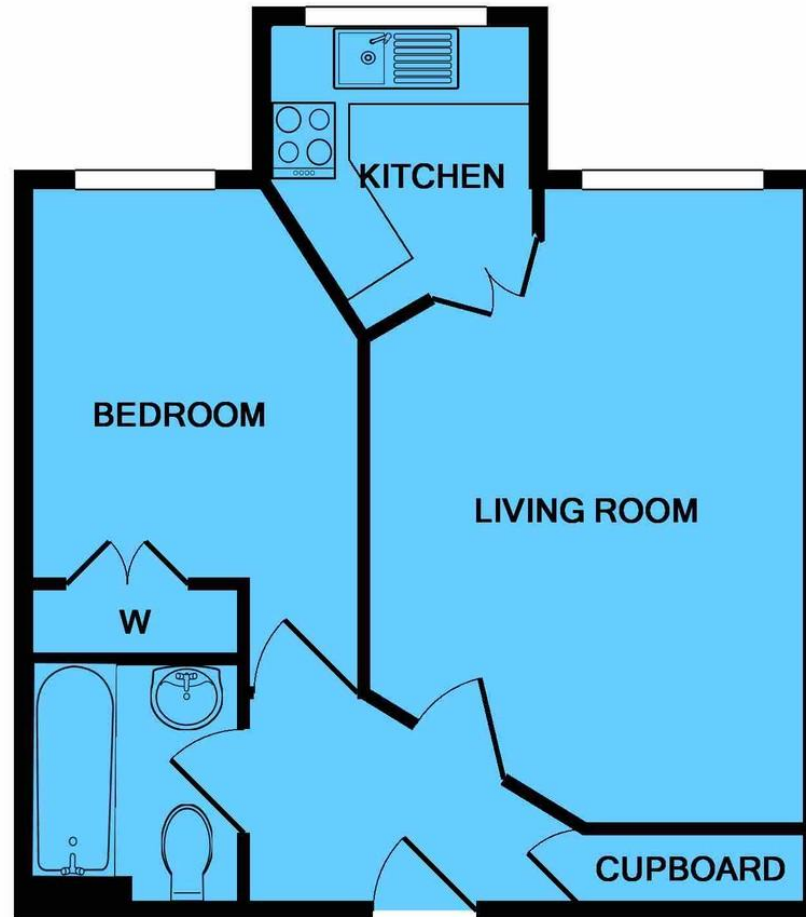
#### VIEWING

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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