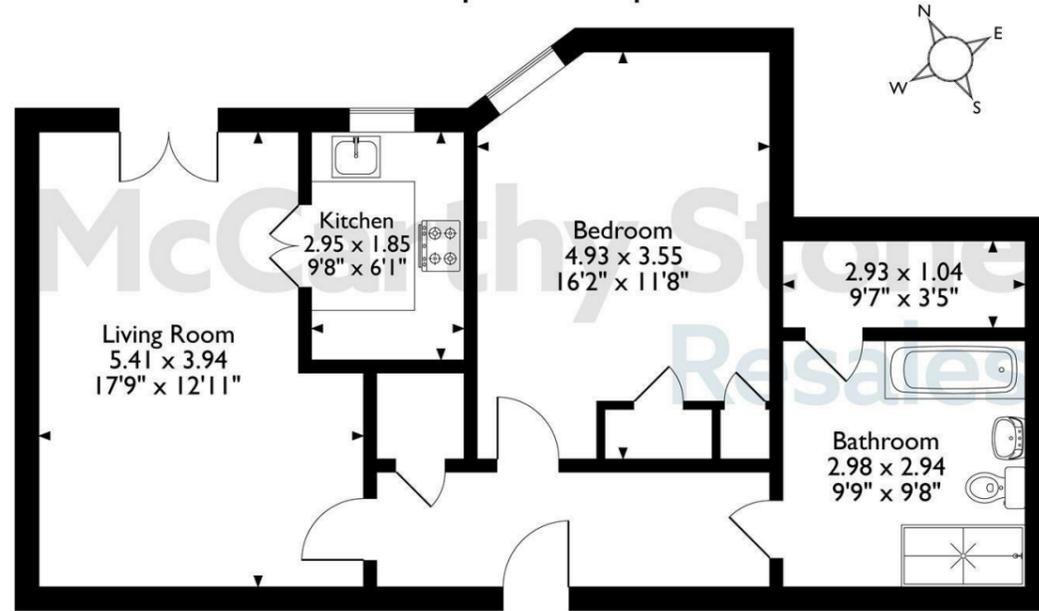
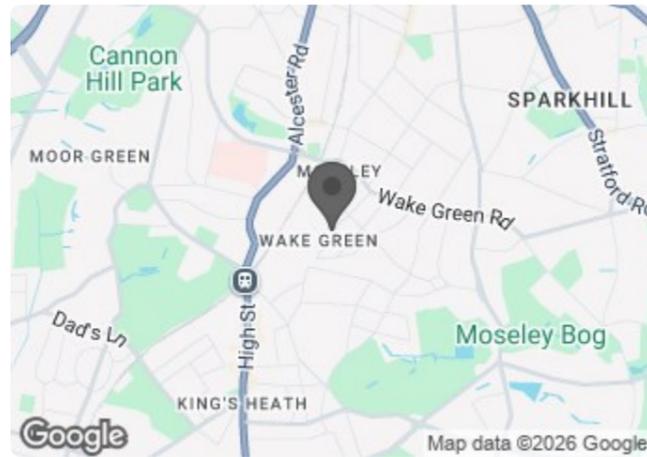


Lorne Court, Apartment 26, 6, School Road, Birmingham
 Approximate Gross Internal Area
 65 Sq M/700 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

26 Lorne Court

School Road, Birmingham, B13 9ET



Asking price £110,000 Leasehold

An exceptionally bright and well-presented one-bedroom retirement apartment, ideally situated on the second floor of this highly regarded development, exclusively designed for the over 60s. The property benefits from both lift and stair access to all floors, ensuring ease of movement throughout the building, and enjoys a particularly attractive outlook over the communal gardens, providing a pleasant setting.

The accommodation comprises a generously sized living room, filled with natural light and offering ample space for both comfortable seating and a dedicated dining area - perfect for everyday living as well as entertaining guests.

The modern, well-appointed kitchen is fitted with a range of contemporary units and includes integrated appliances, offering both style and practicality. The spacious principal bedroom features built-in wardrobes, providing excellent storage while maintaining a clean and uncluttered feel. A generous bathroom includes a bath and separate shower.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Lorne Court, School Road, Moseley, Birmingham, B13 9ET

Forming part of our sought-after retirement living range, this apartment combines comfort, security, and convenience, making it an ideal choice for those seeking independent living within a welcoming community environment.

Lorne Court

Lorne Court has been designed and constructed for modern living. The apartments boast Sky/Sky+ connection points in living rooms, fitted wardrobes in main bedroom. The dedicated House Manager is on site during working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.



Local Area

Located in the heart of Moseley Village, a suburb of Birmingham south of the City Centre. Moseley is well known as a strong community of independent businesses, a range of gift shops, cafes, restaurants and bars. It's a short distance from the City Centre which is the host for many Arts venues such as Symphony Hall, Town Hall, National Indoor Arena, Hippodrome Theatre and Repertory Theatre.

Entrance Hall

Front door with spy hole leads to the entrance hall where the door entry and 24-hour Tunstall emergency response system is situated. From the hallway there is a useful storage cupboard. Further doors lead to the bedroom, bathroom, and living room.

Living Room

A bright and airy living room having a Juliette Balcony with pleasant outlook to the large mature gardens. There is adequate space for a dining table and chairs. TV point, telephone point, and power points. Two ceiling lights. Partially glazed wooden double doors lead into a separate kitchen. Neutral flooring with an attractive feature wall. Wall mounted electric heater.

Kitchen

The kitchen is fitted with a wide range of base and wall units. Integrated oven. Integrated fridge and freezer. Four ringed induction hob with extractor hood. A stainless steel sink unit. Double glazed window.

Bedroom

Double bedroom with built in wardrobe and double glazed window. Central ceiling light. TV and telephone point.

Bathroom

Fitted suite comprising; Paneled bath with separate



1 bed | £110,000

shower cubicle, WC, vanity unit with inset wash hand. Emergency pull-cord. Door to useful sized airing cupboard which houses the hot water tank.

Service Charge Breakdown

- Cleaning of communal windows (internal & external)
- Laundry Room (comprises of 4 washing machines, 3 tumble dryers, 1 spin dryer, 1 iron & board. Open 8.00 am to 8.00 pm, seven days a week) - full use of this facility is included within your service charge
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £2,993.85 for financial year ending 28/02/2027.

Lease Information

Ground rent: £763.21 per annum
Ground rent review: 1st Jan 2039
Lease: 125 Years from 1st Jan 2009

Parking

Parking is by allocation subject to availability. Please check with the House Manager on site for availability.

Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

