Barons Court, Old Lode Lane

Solihull

Offers In Excess Of £60,000

Description

Constructed by McCarthy & Stone in the mid 1990's these purpose built apartments were built specifically for the over 55's with retirement, privacy and care in mind. Security is ensured by an entry phone system at ground floor level. The flat itself has strategically positioned emergency pull cords and telephone, which will automatically seek assistance should it be required. The whole development is a convivial environment and the residents organise an active social calendar that any occupier can take part in should they require.

There is a house manager within the development and in addition to the communal lounge and kitchen, laundry room, and social events available to all residents, there is also a guests bedroom which is available by prior booking. The grounds are neatly laid out with seating areas and car parking, and a short distance from the development on Old Lode Lane is a parade of local shops serving everyday needs. Local bus services pass by which will take you into the town centre of Solihull, the City of Birmingham and nearby Sheldon with comprehensive shopping facilities.

The apartment is located on the first floor and comprises of entrance hall with generous storage options, good sized living room with feature fire place and views over the pleasant gardens. Access into the fitted kitchen off the living room vis double glazed doors. A fitted kitchen with a range of integrated appliances. Off the hall is the double bedroom, a lovely room with fitted wardrobes and an extra alcove, an ideal spot for some occasional furniture. The shower room is well fitted with a low line double shower wash basin with vanity storage and toilet.

The finish throughout is smart and the accommodation has clearly been well kept. An ideal spot to move straight into.

Accommodation

Communal Entrance

Communal Living Room

Communal Laundry

Private Entrance

Living Room
17'7" x 10'2" (5.370 x 3.122)

Kitchen
7'0" x 7'4" (2.153 x 2.239)

Bedroom
13'2" x 8'8" + 3'1" x 5'3" (4.019 x 2.645 + 0.941 x 1.625)

Shower Room
7'0" x 5'6" (2.141 x 1.696)

Stroage

Off Road Parking

TENURE: We are advised that the property is Leasehold

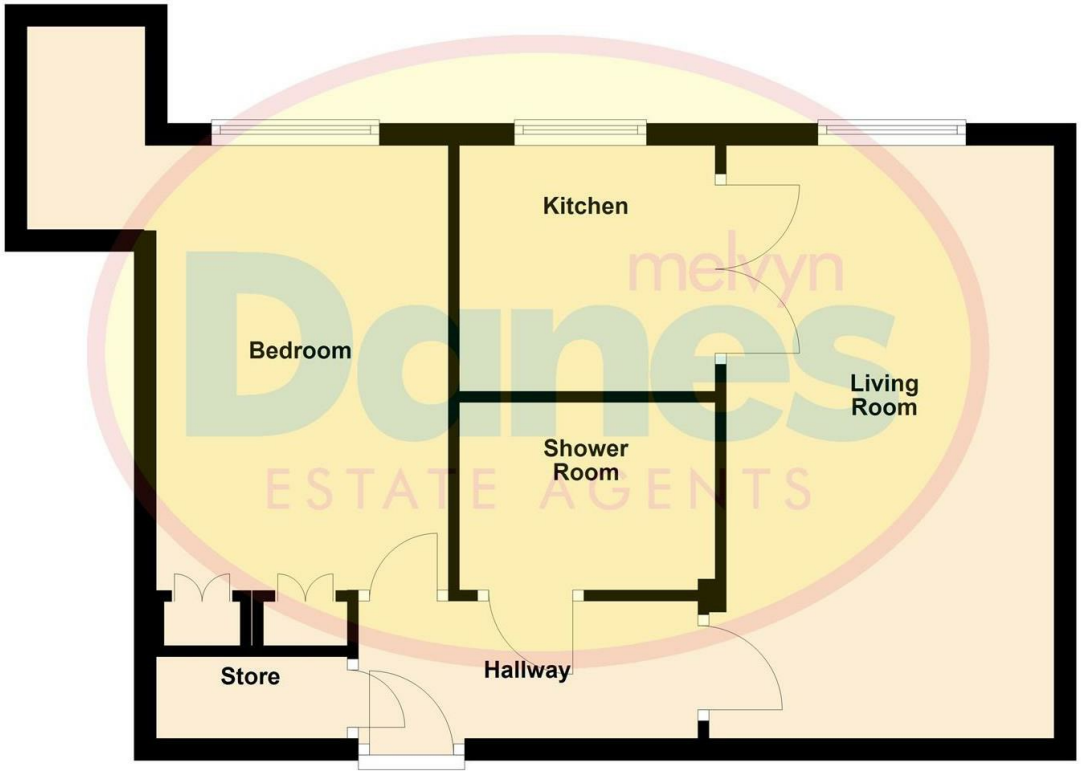
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

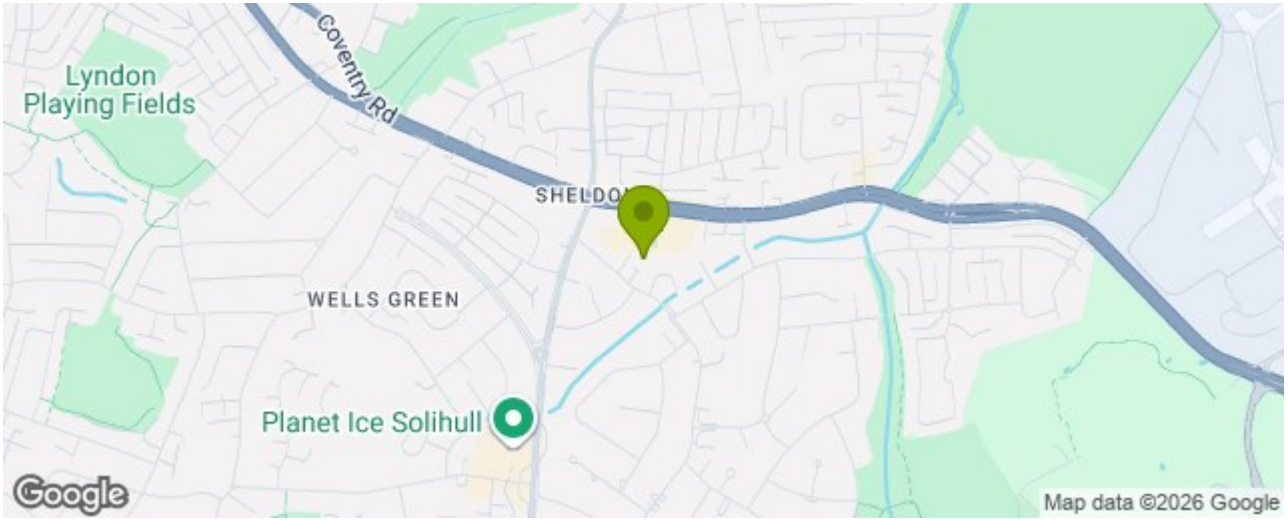
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 30/3/2026 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

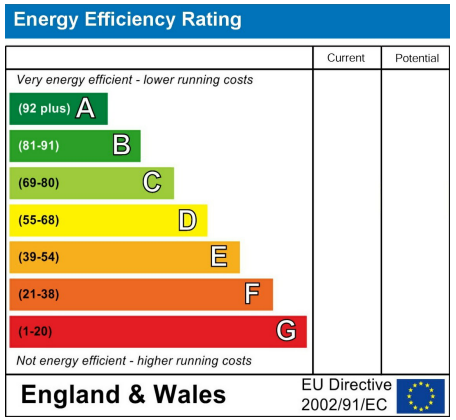
REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

Ground Floor





998 Barons Court, Old Lode Lane Solihull Solihull B92 8LL
Council Tax Band: C



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.