melvyn Danes
ESTATE AGENTS

Mickleton Road

Solihull

Asking Price £80,000

Description

Solihull is a popular and thriving residential area which boasts attractive housing of varying styles and sizes, parks and open spaces, leisure and sports facilities and it borders open countryside in which there are sought after villages and attractive walks. Throughout the Borough there is an extensive choice of shops, restaurants and public houses and the town centre offers its own main line London to Birmingham railway station and there is easy road access to the M42 motorway and Birmingham International Airport and Railway Station.

This first floor retirement apartment is conveniently situated for many of the amenities in the Solihull area. Ownership of these properties are restricted to the 55's and over and they benefit from having a communal laundry room, guest suite (prior to advance booking), secure bin store, residents and visitors parking and well tended communal grounds as well as a fresh 60 year lease for the new owner.

Windsor Lodge is sited at the end of Mickleton Road which leads indirectly from Kineton Green Road which joins the A41 Warwick Road, via St Margarets Road, opposite which is access to Olton Railway Station offering services to Birmingham and beyond.

Frequent bus services operate from the station along the A41 to the city centre of Birmingham and to the town centre of Solihull passing the popular Dovehouse parade of shops serving everyday needs.

This well presented and refurbished retirement property in a courtyard setting has ample residents and visitors parking and pleasant communal grounds. A communal pathway leads to the accommodation which comprises of entrance lobby, open plan living/Dining room, fully fitted kitchen with integrated appliances and pantry storage, inner lobby allows access into the well fitted shower room with heated towel rail and walk in shower and the generous double bedroom with fitted storage. This apartment offers good storage and a bright and airy feel throughout. It is ready to move into and enjoy.

Accommodation

Entrance Hall

Open Plan Living/Dining Room
12'7" x 16'3" (3.836 x 4.971)

Fitted Kitchen
12'11" x 5'8" (3.950 x 1.731)

Bedroom
13'0" x 9'3" (3.985 x 2.825)

Shower Room
7'3" x 5'6" (2.211 x 1.682)

Communal Gardens

Off Road Parking

Residents Lounge

Residents Laundry

TENURE: We are advised that the property is Leasehold with a fresh 60 year lease for a new owner.

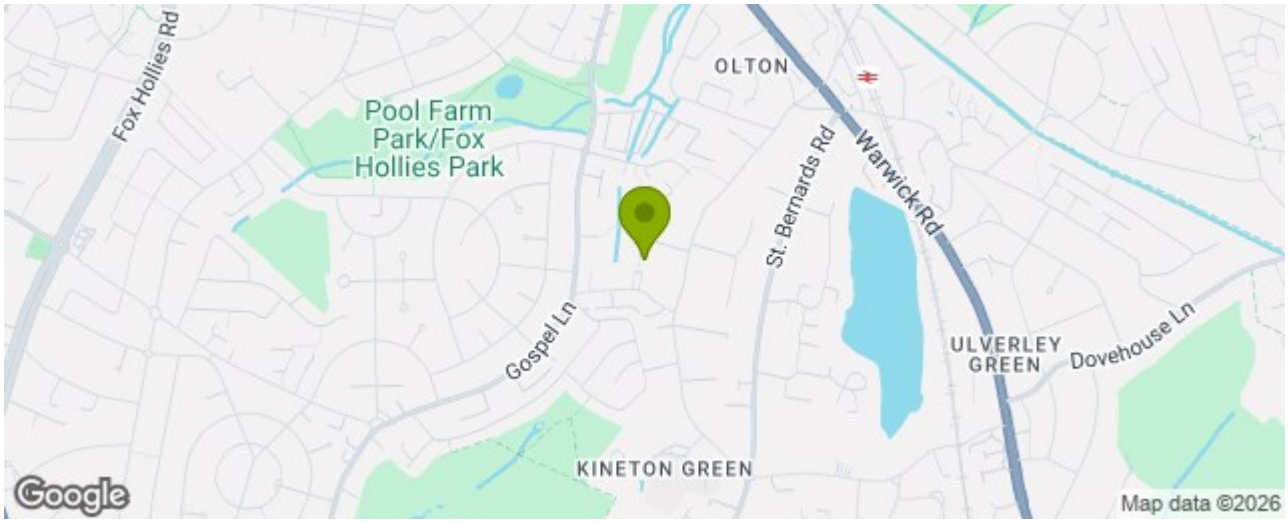
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 27/7/2025 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.

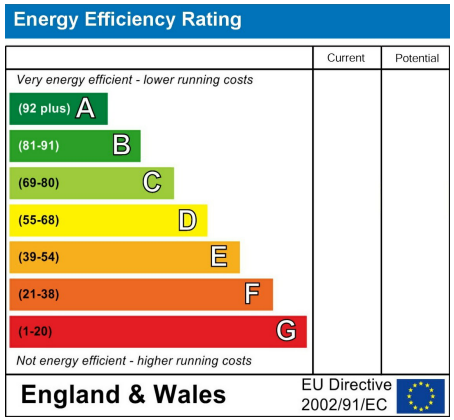
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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



Windsor Lodge Mickleton Road Solihull Solihull B92 7EP
Council Tax Band: B



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.