



DM&Co.
— SALES & LETTINGS —

Flat 29 Barons Court 998
Old Lode Lane
B92 8LL

Hassle Free Lifestyle In A Managed Community, Giving You Freedom And Peace Of Mind! First Floor One Bedroom Retirement Apartment, Offered With Part Furnishings & Is Available Now!

REGISTER NOW
AND ACTIVATE
YOUR FREE
5 YEAR GUARANTEE
00 597 8643
ROI 01 514 3113
beko



DETAILS

A delightful first-floor retirement apartment, available to residents aged 60 and over, offering comfortable, secure living within a well-maintained development. The accommodation comprises one double bedroom, a spacious lounge/dining room, fitted kitchen and shower room. Residents also benefit from an emergency call system, on-site Development Manager, residents' lounge, lift access, laundry room, guest suite, communal gardens and organised social activities.

A rental apartment offers a hassle-free lifestyle in a managed community, giving you freedom and peace of mind.

The building is accessed via a secure entry intercom system, with both stair and lift access to the first floor. The apartment is entered into a welcoming private entrance hall, which leads through to the main living accommodation.

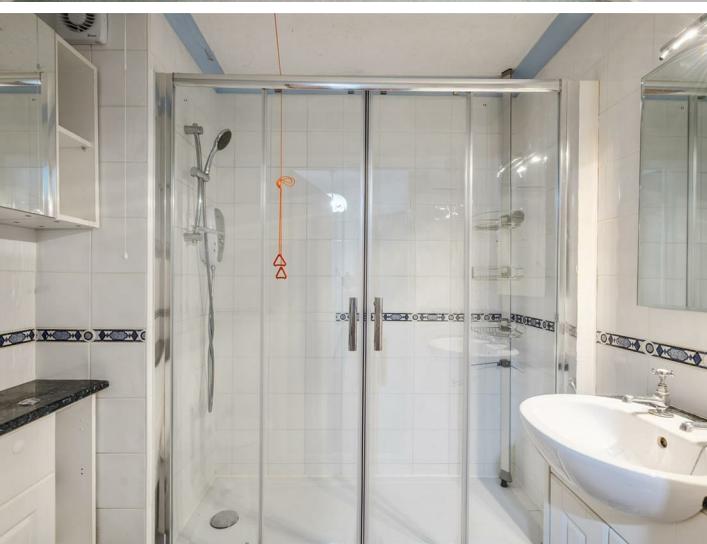
The lounge/dining area is a bright and comfortable space featuring an electric fireplace and emergency pull-cord. The fitted kitchen is equipped with an electric hob, electric oven and fridge freezer.

The double bedroom overlooks the communal areas and benefits from built-in wardrobes with mirrored folding doors. The shower room is fitted with an oversized shower enclosure with electric shower, WC and vanity wash hand basin.

Emergency pull-cords are installed in each room for added peace of mind.

Barons Court was constructed by McCarthy & Stone and comprises 54 apartments arranged over three floors. The Development Manager can be contacted from various points within each apartment in the event of an emergency, with a 24-hour emergency call system in operation when the Manager is off duty.

Solihull Council - Tax Band C



LOCATION

Barons Court is conveniently located on Old Lode Lane in Solihull, offering easy access to local shops, amenities, and transport links. The property is close to public transport routes, with Solihull town centre just a short drive away, providing a range of shopping, dining, and leisure options.

MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 84%

Vodafone - 81%

3 - 79%

O2 - 79%

Broadband Availability -

Openreach, CityFibre, Virgin Media

Broadband Type

Standard 16 Mbps (Highest available download speed)

1 Mbps (Highest available upload speed)

Superfast 80 Mbps (Highest available download speed)

20 Mbps Good (Highest available upload speed)

Ultrafast 1800 Mbps (Highest available download speed)

1000 Mbps (Highest available upload speed)

Low Flood Risk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

FEATURES

- Good Sized One Bedroom First Floor Retirement Apartment
- Living/ Dining Area
- Lift Access Available
- House Manager & Emergency Call System
- Communal Gardens
- Residents Lounge, Laundry Room, Guest Suite & Entertainment
- Holding Deposit - £206.00
- Security Deposit - £1032.69
- Offered With Part Furnishings
- Available Now

VIEWING

Book a viewing with Sole Agents DM & Co.

Premium by phone or email:

 0121 775 0101

 lettings@dmandcohomes.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	