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**Asking Price £179,995 Leasehold**

**2 Bedroom, Apartment - Retirement**

17, Tudor Lodge 331-335 Warwick Road, Solihull, West Midlands, B92 7AA

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Tudor Lodge

Tudor Lodge is a delightful development of 30 one and two bedroom apartments in Solihull, West Midlands. The Dove House shopping precinct is adjacent to Tudor Lodge and offers a wide range of outlets including cafes, restaurants, hairdresser, dentist, newsagent, Post Office, supermarket, a cook shop and a specialist butcher.

The town, along with its 18 beautiful parks, offers you the opportunity to enjoy such activities as cycling, golf, tennis and bowls. It is also home to the world famous National Exhibition Centre which stages a great variety of shows and exhibitions throughout the year.

Transport in the area is excellent with a bus stop right outside the Lodge. Solihull railway station is just 1.5 miles away and Birmingham International Airport just 5 miles away.

The Lodge manager is on hand to support the Owners and keep the development in perfect shape.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Tudor Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Tudor Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Tudor Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

**\*\*TWO BEDROOM RETIREMENT APARTMENT\*\***

**\*\*EXTENDED LEASE\*\***

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor apartment. The property is Southerly facing and presented in good order throughout.

The Living Room offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A large window provides lots of natural light.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size room with a built in mirrored wardrobe. This room could also be used as a Study or Hobby Room.

The Bathroom offers a bath with overhead shower and handrail, a heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Tudor Lodge!



# Features

- Two bedroom first floor apartment
- Great location close to shopping facilities and bus routes
- Lodge Manager available 5 days a week
- Owners Lounge and Kitchen
- 24 hour Careline system for safety and security
- Owners' private car park
- Olton Railway Station is just under a mile away
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.
- Extended lease from 2008



# Key Information

Service Charge (Year Ending 31st May 2027): £3,966.86 per annum.

Peppercorn Ground Rent

Council Tax Band D

215 year Lease commencing 2008

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

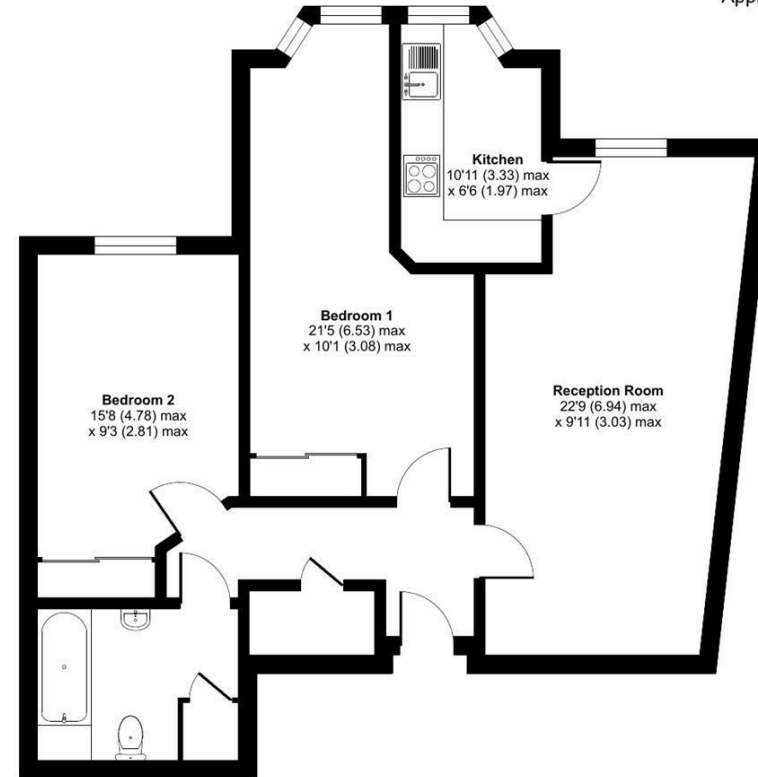
EPC Rating: C

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

Approximate Area = 786 sq ft / 73 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential), © n/checom 2024. Produced for Churchill Sales & Lettings Limited. REF: 1210895



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