

melvyn
Danes
ESTATE AGENTS

ORCHARD
COURT

Lugtrout Lane

Solihull

Offers In Excess Of £80,000

Description

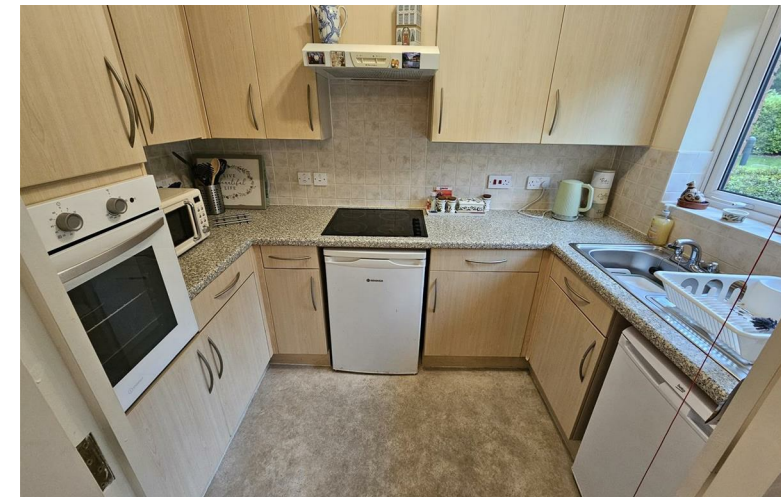
Orchard Court is sited on the corner of Lugtrout Lane and Damson Lane. Constructed by McCarthy & Stone these modern apartments are designed for the over 60's offering secure and independent living accommodation. The property is accessed via a security intercom system and the apartment itself has emergency pull cords. There is a part time house manager available and communal facilities including resident's lounge and laundry. The complex also has two guest suites that can be booked for friends and family.

The apartments are set within communal grounds with resident's parking behind a secure gateway. Local shops are sited adjacent to the development in Damson Lane including a convenience store incorporating a post office and regular bus services operate along here to the town centre of Solihull where one will find an excellent array of shopping facilities. Travelling in the opposite direction along Damson Lane joining Damson Parkway one will come to the A45 Coventry Road which will take you to the National Exhibition Centre, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The property is approached via either a pedestrian gateway or driveway set behind secure gates. Entered via a communal entrance door with intercom system there is a lift or stairs to the upper floors and number 1 will be found on the ground floor.

The accommodation is well presented and comprises of entrance hall with cloaks storage, living/dining room with feature fire place and a glazed door opening onto a patio area within the communal grounds, fitted kitchen with integrated appliances, large double bedroom with built in storage, shower room with oversized walk in shower.

The grounds are well kept and offer ample communal parking via a secure gated entrance.



Accommodation

Communal Entrance

Private Entrance

Hall

Living/Dining Room

17'7" x 11'0" (5.365 x 3.371)

Kitchen

5'8" x 8'11" (1.747 x 2.736)

Bedroom

15'7" x 9'6" (4.764 x 2.904)

Shower Room

6'9" x 5'6" (2.070 x 1.678)

Communal Grounds

Communal Parking



TENURE: We are advised that the property is Leasehold

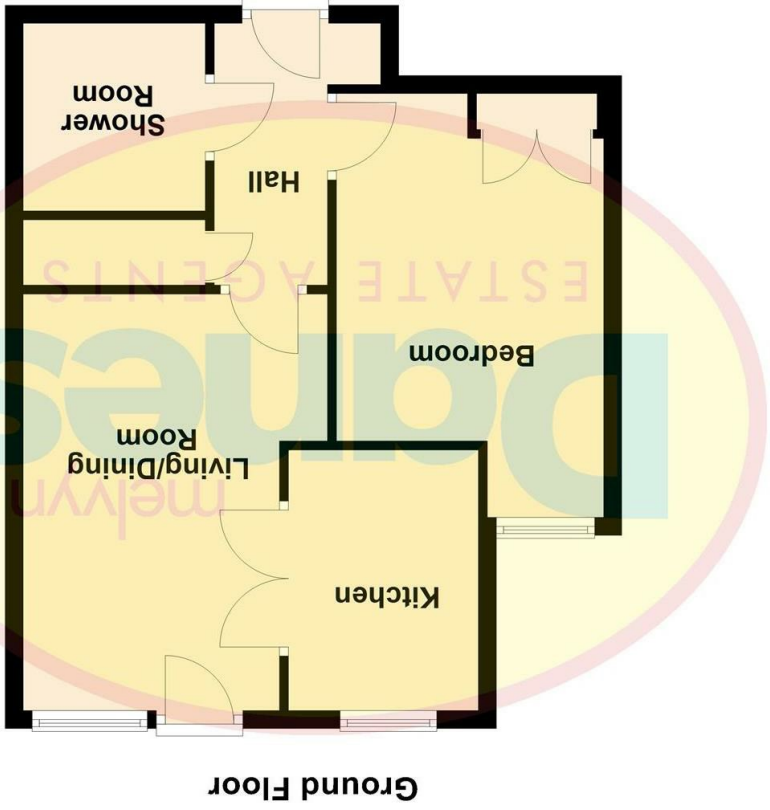
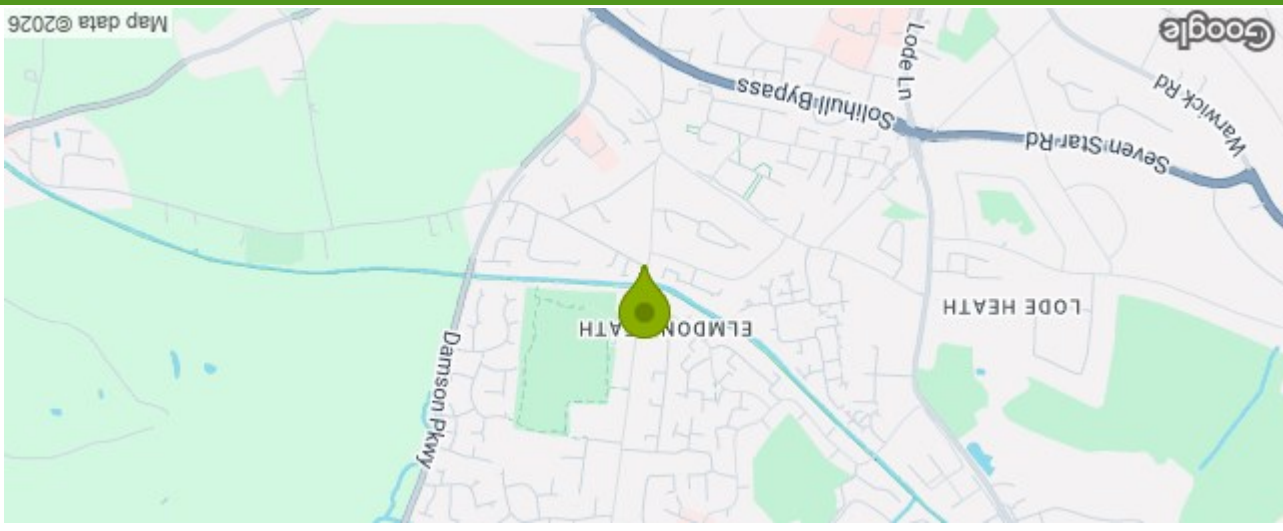
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 17/10/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 17/10/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below 0121 711 1712

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.

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 a purchase administration fee of £25 inclusive of VAT to cover these checks.



15 Lugtrout Lane Solihull B91 2SL
Council Tax Band: C

Energy Efficiency Rating	
Potential	79
Current	70

England & Wales	
EU Directive 2002/91/EC	
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	

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.