



**Bushell Drive, Solihull**

Guide Price **£250,000**





#### PROPERTY OVERVIEW

Situated within easy walking distance of Solihull Town Centre, a rare opportunity to purchase this spacious retirement cottage in a courtyard setting for the over 55s. The property has been well maintained and benefits from electric heating, double glazing and has the added attraction of NO UPWARD CHAIN. The property briefly comprises of: canopy porch, entrance hall, guest shower room, study/occasional third bedroom, lounge/dining room, fitted kitchen, two double bedrooms, Jack n Jill shower room, dressing room, garage and communal gardens.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Freehold





- Courtyard Setting
- Retirement Cottage
- Downstairs Study/Bedroom
- Jack N Jill Shower Room

#### **CANOPY PORCH**

#### **ENTRANCE HALL**

#### **GUEST SHOWER ROOM**

5' 9" x 6' 10" (1.74m x 2.09m)

#### **STUDY/THIRD BEDROOM**

6' 11" x 10' 0" (2.12m x 3.06m)

#### **LOUNGE/DINING ROOM**

14' 7" x 23' 7" (4.44m x 7.19m)

#### **KITCHEN**

14' 11" x 8' 9" (4.54m x 2.66m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

14' 11" x 14' 0" (4.54m x 4.26m)

#### **DRESSING ROOM**

4' 7" x 6' 6" (1.40m x 1.98m)

#### **BEDROOM TWO**

16' 9" x 9' 9" (5.10m x 2.96m)

#### **JACK N JILL SHOWER ROOM**

10' 8" x 8' 10" (3.24m x 2.69m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area - 85.7 sq.m. = 922 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

#### **COMMUNAL GARDENS**





#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in bedroom one and all light fittings.

#### **ADDITIONAL INFORMATION**

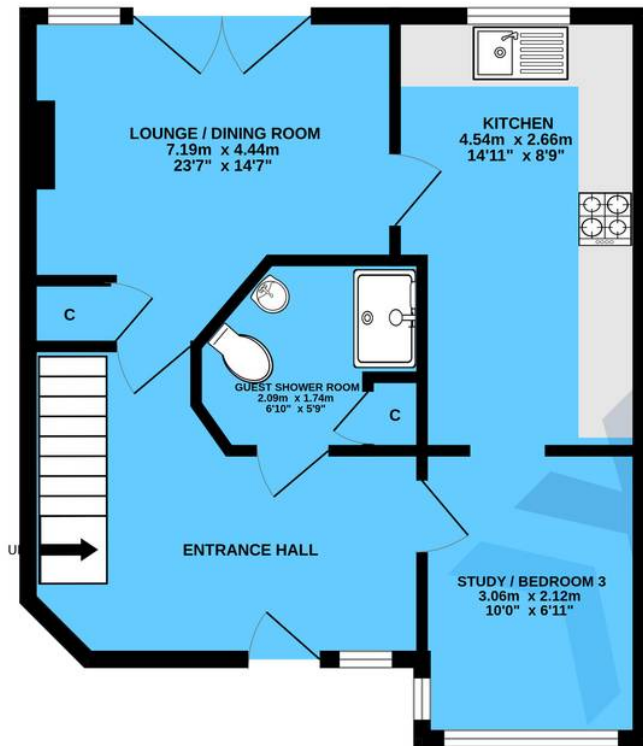
Services: electricity and mains sewers. Broadband: BT.  
Service Charge: £321.78 per month.

#### **INFORMATION FOR POTENTIAL BUYERS**

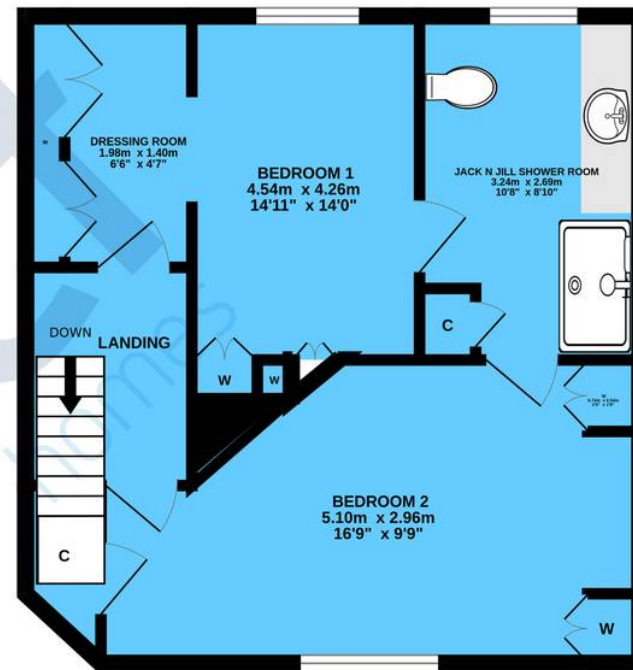
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.  
2. These particulars do not constitute in any way an offer or contract for the sale of the property.  
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.  
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.  
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR  
43.8 sq.m. (471 sq.ft.) approx.



1ST FLOOR  
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA : 85.7 sq.m. (922 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

# Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
HOMES

