



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

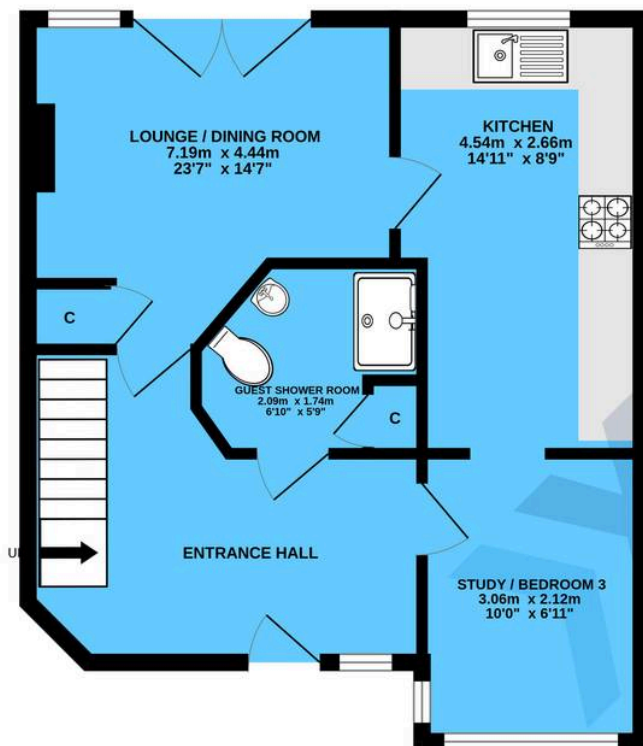
Services: electricity and mains sewers. Broadband: BT.
Service Charge: £321.78 per month.

INFORMATION FOR POTENTIAL BUYERS

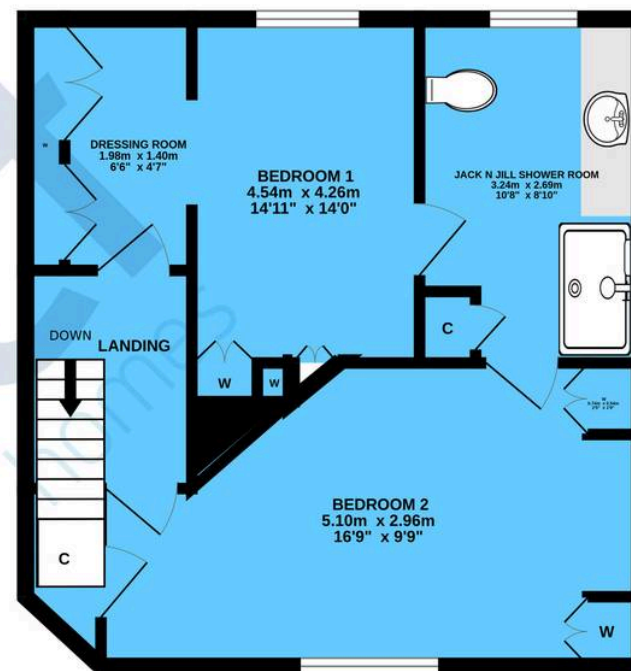
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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.
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