



Bushell Drive, Solihull

Guide Price **£200,000**





PROPERTY OVERVIEW

Situated in the heart of Solihull, this two-bedroom ground floor retirement apartment offers a unique opportunity for comfortable and convenient living. Boasting a spacious entrance hallway leading to a large living room with excellent views of the rear garden, this property provides a serene and peaceful atmosphere. The large breakfast kitchen is equipped with ample work surfaces and a private outside patio seating area, perfect for enjoying morning coffee or evening sunsets.

The property features two well-appointed bedrooms, with the principal bedroom benefitting from fitted wardrobes. A large shower room and guest toilet cater to all essential needs. With the added convenience of allocated parking, residents can enjoy hassle-free parking at all times. Additionally, excellent communal spaces, including a residents lounge and gardens, provide opportunities for socialising and relaxation within the comfort of the community. With the added perk of no upward chain, this property represents a truly desirable living space for those seeking a peaceful retirement setting in Solihull's vibrant town centre.





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: Leasehold

- Two Bedroom Ground Floor Retirement Apartment
- NO UPWARD CHAIN
- Walking Distance To Town Centre
- Spacious Living Room With Views Of Gardens
- Breakfast Kitchen
- Two Large Bedrooms
- Shower Room & Guest Toilet
- Allocated Parking Space
- Well Maintained Communal Gardens With Private Patio Seating Area
- Additional Allocated Locked Storage Unit On Second Floor





ENTRANCE HALLWAY

WC

LIVING ROOM

27' 3" x 17' 9" (8.31m x 5.41m)

BREAKFAST KITCHEN

14' 9" x 7' 10" (4.50m x 2.39m)

PRINCIPAL BEDROOM

13' 5" x 9' 8" (4.09m x 2.95m)

BEDROOM TWO

10' 6" x 8' 4" (3.20m x 2.54m)

SHOWER ROOM

13' 3" x 6' 9" (4.04m x 2.06m)

TOTAL SQUARE FOOTAGE

94.10 sq.m (1013sq.ft) approx.

OUTSIDE THE PROPERTY

PRIVATE PATIO SEATING AREA

ALLOCATED PARKING

ITEMS INCLUDED IN THE SALE

Neff integrated oven, integrated hob, microwave, fridge/freezer, dishwasher, washer/dryer, all carpets, curtains and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

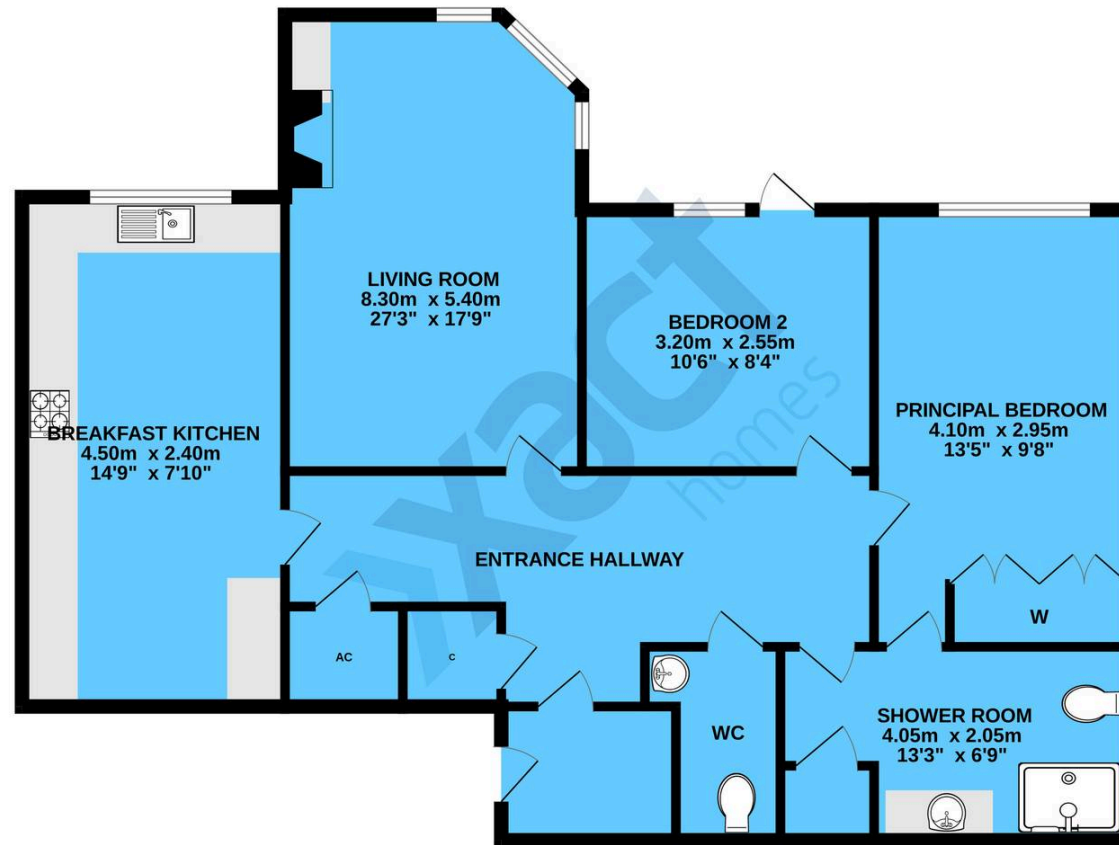
Services - mains water, electricity and sewers. Service charge - £3,632.76 pa. Ground rent - £200 pa.



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



TOTAL FLOOR AREA : 94.1 sq.m. (1013 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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