



Bushell Drive, Solihull

Guide Price £195,000





PROPERTY OVERVIEW

Presenting a charming two-bedroom ground floor retirement apartment, this property offers an incredible opportunity for relaxed living in the heart of Solihull. With the advantage of NO UPWARD CHAIN, the residence is conveniently located within easy reach of all local amenities and the bustling Town Centre. Upon entrance, you are greeted by a bright and spacious interior, boasting a welcoming hallway with ample storage space. The property features a well-equipped breakfast kitchen, alongside a generously sized living room offering dual aspects with delightful views of the communal gardens. The accommodation also encompasses two well-proportioned bedrooms, with the second bedroom lending itself to versatility as a formal dining room, complete with patio access to a seating area and the communal gardens. A family bathroom exudes comfort and convenience. Additionally, the property benefits from an allocated parking space, providing added convenience for residents. Experience comfortable retirement living in this desirable home.



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
- Bright & Spacious Throughout
- Dual Aspect Living Room
- Fitted Breakfast Kitchen
- Two Bedrooms & Family Bathroom
- Well Maintained Communal Gardens
- Allocated Residents Parking



HALLWAY

LIVING ROOM

15' 1" x 14' 5" (4.60m x 4.39m)

BREAKFAST KITCHEN

12' 2" x 7' 9" (3.71m x 2.36m)

BEDROOM ONE

13' 1" x 12' 10" (3.99m x 3.91m)

BEDROOM TWO/DINING ROOM

12' 2" x 7' 10" (3.71m x 2.39m)

BATHROOM

12' 2" x 6' 9" (3.71m x 2.06m)

TOTAL SQUARE FOOTAGE

81.0 sq.m (872 sq.ft) approx.

OUTSIDE THE PROPERTY

COMMUNAL GARDENS WITH PATIO ACCESS & SEATING AREA

ONE ALLOCATED PARKING SPACE

ITEMS INCLUDED IN THE SALE

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

ADDITIONAL INFORMATION

Services - mains electricity and sewers. Broadband - cable. Service charge - £3,962.33 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.

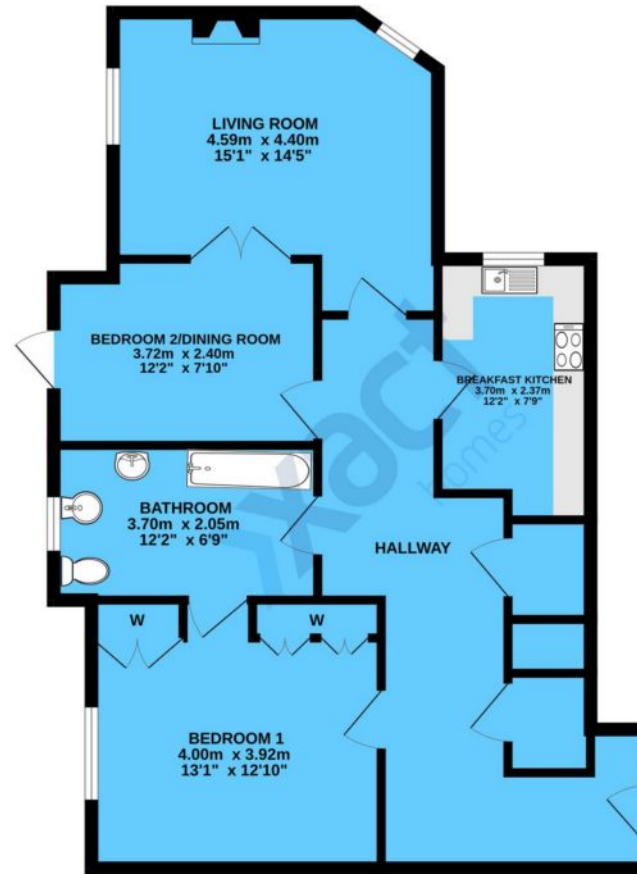
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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: 81.0 sq.m. (872 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 misstatement. 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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