



## Bucknell Close, Solihull

Guide Price £300,000





## PROPERTY OVERVIEW

This impressive two bedroom ground floor apartment, offered with no upward chain, is situated behind a secure gated entrance and is ideally positioned close to all local amenities. Accessed via a secure communal entrance, the property opens into a welcoming entrance hallway that provides ample storage space, ensuring practicality and organisation. The large living and dining room is a highlight of the home, featuring double doors that open out to the rear garden, creating a bright and airy atmosphere that is perfect for both relaxing and entertaining. The spacious fitted kitchen offers generous work surfaces and plenty of storage, making it ideal for those who enjoy cooking or require extra space for kitchen essentials. Both bedrooms are doubles, with the principal bedroom benefiting from an en-suite shower room and fitted storage for added convenience. The second bedroom is also well proportioned and suitable for use as a guest room, home office or additional living space and is serviced via a wet room. The apartment is set within a development that boasts well maintained communal gardens (providing a pleasant outlook and a sense of community). Early viewing is essential to fully appreciate the quality and appeal of this superb ground floor apartment.



#### 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: D

Tenure: Leasehold

- Spacious Two Bedroom Ground Floor Apartment
- NO UPWARD CHAIN
- Set Behind A Secure Gated Entrance
- Allocated Parking Spaces
- Close To All Local Amenities & Schools
- Well Maintained Communal Grounds
- Principal Bedroom With En-Suite & Fitted Storage
- Fitted Kitchen With Ample Storage Space
- Early Viewing Essential



#### **ENTRANCE HALLWAY**

#### **LIVING & DINING ROOM**

14' 4" x 12' 8" (4.36m x 3.86m)

#### **KITCHEN**

10' 2" x 10' 5" (3.11m x 3.18m)

#### **PRINCIPAL BEDROOM**

9' 7" x 16' 3" (2.93m x 4.96m)

#### **ENSUITE**

4' 8" x 8' 2" (1.42m x 2.48m)

#### **BEDROOM TWO**

8' 9" x 13' 7" (2.67m x 4.13m)

#### **WET ROOM**

6' 8" x 5' 9" (2.02m x 1.75m)

#### **TOTAL SQUARE FOOTAGE**

76.0 sq.m (815 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **ALLOCATED PARKING**

#### **WELL MAINTAINED COMMUNAL GARDENS**

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

Integrated oven, integrated hob, extractor, fridge, freezer, washing machine, tumble dryer, all carpets, curtains, blinds and light fittings, two single beds, wood drawers, two high chair backs, two times two seater sofas and fitted wardrobes in two bedrooms.

#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - no connection Service charge - £2,865.24 pa. Ground rent - £244.13 pa.

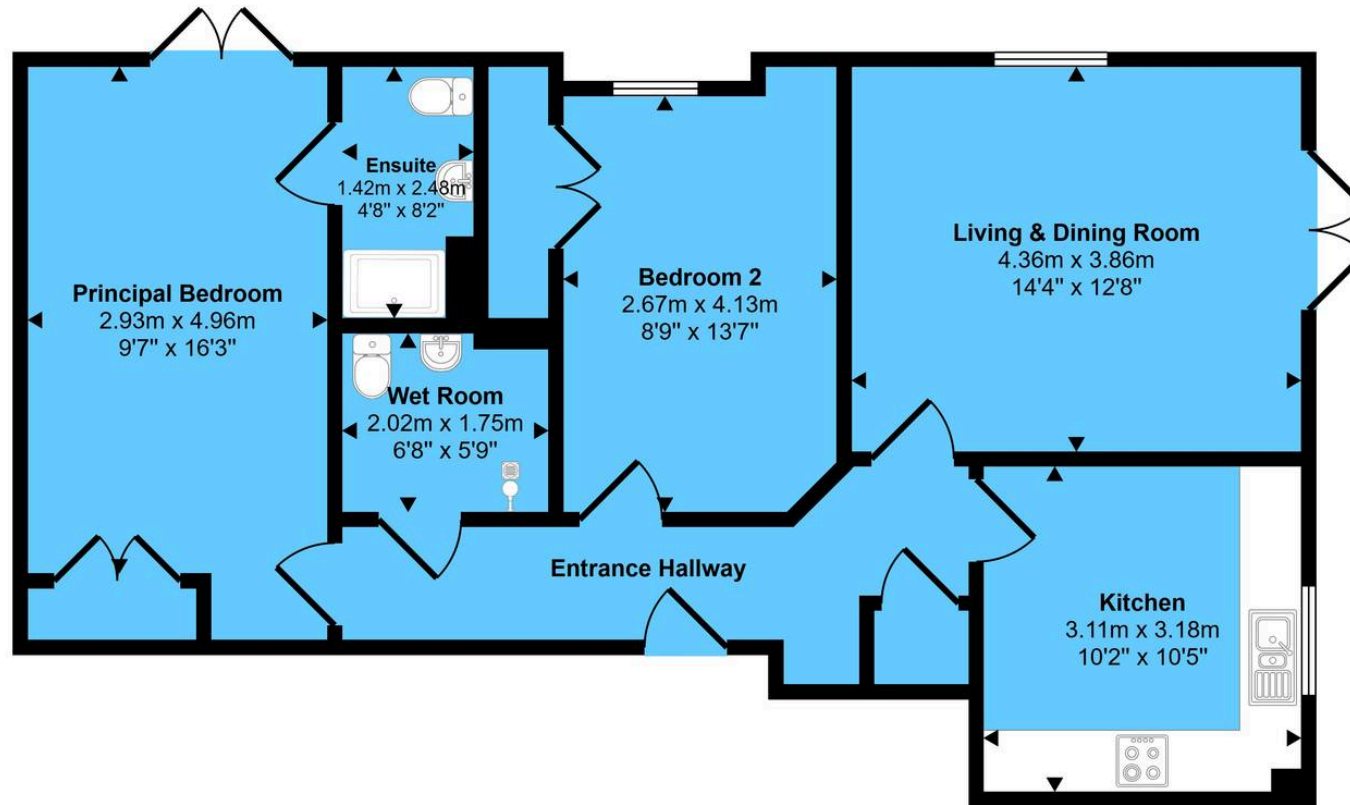


#### **INFORMATION FOR POTENTIAL BUYERS**

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.



Approx Gross Internal Area  
76 sq m / 815 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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