Bucknell Close, Solihull

Guide Price **£270,000**

xact HOMES

PROPERTY OVERVIEW

This beautifully presented two bedroom ground floor apartment, which benefits from a long lease and share of the freehold of the apartment block which is made up of 8 apartments, offers an exceptional opportunity for those seeking a stylish and convenient home in a highly sought-after location, within easy walking distance to all local amenities and shops. Upon entering, you are greeted by a welcoming entrance hallway that provides ample storage, ideal for keeping every-day items neatly organised. The spacious living and dining room is bathed in natural light, creating a bright and inviting space perfect for both relaxing and entertaining. The large kitchen is thoughtfully designed with an abundance of units and storage space, making it well suited for keen cooks and those who appreciate a well-organised home. The principal bedroom benefits from fitted storage and a modern en-suite shower room, providing a private retreat at the end of the day. The second bedroom is a generous double, served by a contemporary family bathroom, ensuring comfort and practicality for residents and guests alike.

Additional features include an allocated parking space (ensuring convenience for homeowners and visitors) and a single garage (offering further secure parking or valuable storage options). The property is set within a well maintained development, with communal areas that reflect the high standard of care evident throughout. With its combination of spacious accommodation, quality finishes and an enviable location close to all amenities, this apartment is ideal for professionals, downsizers or those seeking an easily managed home. Early viewing is highly recommended to appreciate the size, specification and prime position offered by this delightful 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: E

Tenure: Share of Freehold

- Delightful Two Bedroom Ground Floor Apartment
- Great Location Close To All Local Amenities & Shops
- Well Maintained Communal Grounds
- Allocated Parking Space & Single Garage
- Abundance Of Natural Light Throughout
- Spacious Dual Aspect Living & Dining Room
- Principal Bedroom With En-Suite & Fitted Wardrobes
- Early Viewing Essential

ENTRANCE HALLWAY

LIVING & DINING ROOM
14' 8" x 15' 9" (4.48m x 4.79m)

KITCHEN
8' 10" x 10' 11" (2.68m x 3.32m)

PRINCIPAL BEDROOM
15' 8" x 10' 1" (4.77m x 3.08m)

ENSUITE
5' 5" x 7' 3" (1.64m x 2.20m)

BEDROOM TWO
10' 9" x 7' 3" (3.28m x 2.20m)

BATHROOM
5' 2" x 6' 4" (1.57m x 1.93m)

TOTAL SQUARE FOOTAGE
72.0 sq.m (771 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING & GARAGE

WELL MAINTAINED COMMUNAL AREAS

ITEMS INCLUDED IN THE SALE
Free standing cooker, integrated hob, extractor, fridge/freezer, dishwasher, washer/dryer, all carpets, curtains, blinds and light fittings, CCTV, bathroom fittings and fitted wardrobes in one bedroom.

ADDTIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Service charge - £1,777 pa. Ground rent - nil.

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
72 sq m / 771 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
6 The Square, Solihull - B91 3RB
0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk