



8 OAK COURT , BUCKNELL CLOSE, SOLIHULL, B91 2UJ

ASKING PRICE OF £299,950

EPC: C Council Tax Band: D



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Two Double Bedrooms
- Ensuite Bathroom
- One Allocated Parking Space
- No Upward Chain
- Gated Development
- Lift Access
- Walking Distance to Solihull Town Centre
- Communal Grounds



Ruxton are delighted to be selling this well-presented two-bedroom, two-bathroom top floor apartment, offered with No Upward Chain. Oak Court is located off Lode Lane at the rear of the gated development within walking distance to Solihull Town Centre. The development has private gates, and the apartment comes with one allocated parking space. Additionally, there is visitor parking available. The grounds within the development are maintained to a high standard.

ENTRANCE HALLWAY With stairs and lift access, video intercom system and storage.

SPACIOUS LOUNGE 17' 4" x 13' 1" (5.28m x 3.99m)
Double glazed doors out to Juliet balcony.

MODERN FITTED KITCHEN 10' 7" x 13' 0" (3.23m x 3.96m)
Double glazed window, wall and base units, sink with drainer unit. Electric oven and gas hob with cooker hood. Integrated washer/dryer, dishwasher, fridge and freezer.

BEDROOM ONE 17' 1" x 19' 2" (5.21m x 5.84m)
Double glazed, Juliet balcony, fitted wardrobes.

EN-SUITE 5' 6" x 6' 11" (1.68m x 2.11m)
Double glazed window, shower cubicle, wc, wash hand basin.

BEDROOM TWO 19' 3" x 9' 0" (5.87m x 2.75m)

BATHROOM

COMMUNAL GARDENS

ONE ALLOCATED PARKING SPACE



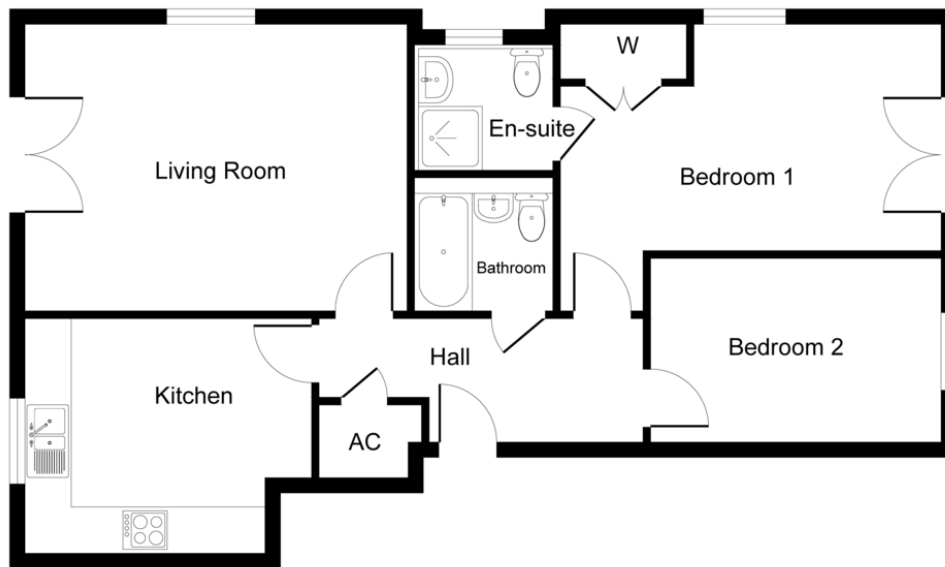
Length of Lease: 106 years (at 2025)

Service Charge: £2,815.82 pa.

Ground Rent: £244.13 pa.

Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





Approximate Floor Area
868 sq. ft
(80.60 sq. m)

Approx. Gross Internal Floor Area 868 sq. ft / 80.60 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 79 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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