



Packwood Court Bucknell Close  
Solihull



# Packwood Court Bucknell Close Solihull B91 2UW

for sale  
**£265,000**



## Property Description

Packwood Court is a private development on Bucknell Close, opposite Solihull hospital and a short walk from the town centre and train station. This two double bedroom, ground floor apartment has allocated parking and a garage, 102 year lease and very good value service charges.

The apartment has a desirable position situated at the rear with dual aspect which overlooks the communal gardens and fill the apartment with natural light. A spacious entrance hallway with two storage cupboards and access to the whole apartment. Two double bedrooms, master having ensuite, recently modernised bathroom, kitchen breakfast room and a lovely open-plan lounge / diner.

This property would suit a variety of buyers being so ideally placed for: Solihull town centre, Solihull train station, easy access to M42 & M6 motorways and 15mins to Birmingham Airport.

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

## Access

The main entrance is located via the communal gardens to the front of the property with pathway leading to the front door with secure entry system.

## Entrance Hallway

Spacious entrance hallway with a useful storage cupboard, separate airing cupboard and radiator.

## Lounge/ Diner

15' 2" x 15' 11" into bow ( 4.62m x 4.85m into bow )  
Dual aspect with a double glazed window to the side and a bay window to the front overlooking the communal garden space and filling the room with natural light. Phone intercom system, electric fireplace surround and radiator.

## Kitchen

11' 9" x 9' ( 3.58m x 2.74m )

Large enough for a small breakfast table with a window to the front overlooking the gardens.

It is fitted to comprise a range of wall and base units with work surface over, incorporating a stainless steel sink/drain, tiling to splashback areas, double electric oven and gas hob with extractor hood above, washing machine, dishwasher, central heating boiler, radiator and integrated fridge/freezer.

## Bedroom One

16' 4" x 10' 6" ( 4.98m x 3.20m )

Another room benefitting from dual aspect; windows to front and side, filling the bedroom with natural light and views over the private grounds. This is a spacious bedroom with two built in double wardrobes, dressing table and space for further furniture and a radiator.

## En-Suite

Extractor fan, W.C, wash hand basin with vanity storage, shaver point, shower cubicle, tiling and central heating radiator.

## Bedroom Two

11' 4" x 7' 7" ( 3.45m x 2.31m )

Double glazed window to side and radiator.

## Garage

With up and over door, power and lighting.

## Bathroom

A very nice modern bathroom having recently been fitted. A wash hand basin with vanity storage, W.C, chrome heated ladder radiator, extractor fan, P shaped bath with shower over and part tiled walls.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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29 High Street  
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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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