



**44 Packwood Close, B93 8AW**  
Sale Price of £210,000



**Love**  
Property Co.

# 44 Packwood Close, Bentley Heath Solihull, B93 8AW

Tenure – Leasehold 114 Years Remaining  
EPC Rating – C  
Council Tax Band - C

Love Property Co are pleased to present this immaculate renovated throughout two double bedroom first-floor apartment to the market. Situated in a serene cul-de-sac, this property is conveniently located just a short distance from a plethora of local amenities, making it an ideal choice for individuals seeking both comfort and convenience.

Accessed via a communal entrance, the apartment boasts a spacious open-plan living/dining room that is flooded with natural light, creating a welcoming ambience.

The new and modern fitted kitchen with integrated appliances features ample storage space, ensuring functionality and ease of living. Accompanied by a new bathroom and two well-appointed bedrooms, this property is perfectly suited for first-time buyers looking to step onto the property ladder or astute investors seeking a lucrative opportunity.

With its prime location, modern interiors, and practical layout including an additional outside store, early viewing is highly recommended to fully appreciate the charm and potential this property exudes.

## PROPERTY LOCATION

The property is located and well placed for all local amenities and schools of Dorridge, Knowle and Bentley Heath, Dorridge railway station providing commuter services between London Marylebone and Birmingham Snow Hill. Knowle, Dorridge and Bentley Heath villages adjoin open greenbelt countryside, yet Solihull town centre is within just three miles and provides further and more comprehensive facilities with Junctions 4 and 5 of the local M42 leading to the Midlands motorway network.



## PROPERTY MEASUREMENTS:

### LOUNGE/DINING

12' 5" X 14' 11" (3.78m x 4.54m)

### KITCHEN

8' 7" X 8' 6" (2.61m x 2.60m)

### BEDROOM 1

12' 1" x 10' 11" (3.69m x 3.33m)

### BEDROOM 2

9' 5" x 9' 9" (2.86m x 2.96m)

### FAMILY BATHROOM

7' 5" x 4' 10" (2.27m x 1.47m)

### TOTAL SQUARE FOOTAGE

Total floor area: 619.1 sq. ft. approx. (57.5 sq. meters)

Lease Approximately: 114 Years

Ground Rent/Service Charge Approximately: £984 (pa)

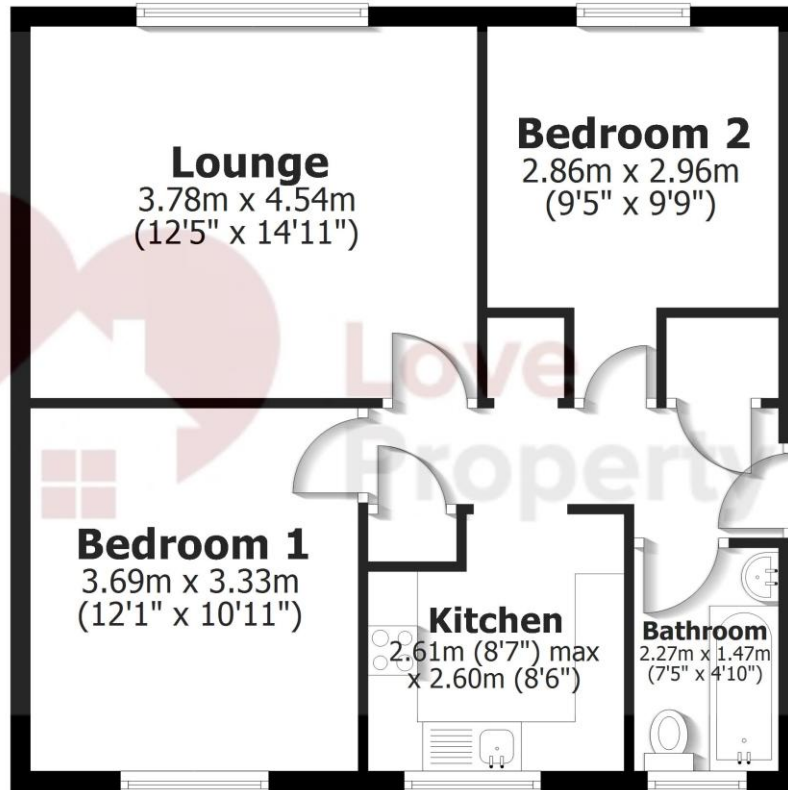
### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



## Floor Plan

Approx. 57.5 sq. metres (619.1 sq. feet)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

15 St Johns Way, Knowle, Solihull, B93 0LE  
T: 01564 663055 | E: info@lovepropertyco.co.uk  
[www.lovepropertyco.co.uk](http://www.lovepropertyco.co.uk)



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