



Bushell Drive, Solihull

Guide Price **£185,000**





PROPERTY OVERVIEW

Offered to the market with no upward chain, this superb two bedroom ground floor retirement apartment presents an excellent opportunity for those seeking comfortable and secure living in a highly desirable location for the over 58s. Situated within easy walking distance of Solihull Town Centre and all major public transport links, the property enjoys a prime position that combines convenience with peace of mind. The apartment is accessed via a welcoming entrance hallway, which benefits from ample storage solutions, ensuring a clutter-free environment. The spacious living/dining room is bathed in natural light, creating a warm and inviting space that is ideal for both relaxing and entertaining. The separate breakfast kitchen is equally impressive, featuring integrated appliances and plenty of room for casual dining. Both bedrooms are generously sized, offering flexibility for guests or hobbies, and are served by a well-appointed Jack and Jill bathroom, as well as a separate guest cloakroom for added convenience. Residents benefit from excellent communal facilities, including an on-site manager, a reliable emergency pull cord system, and a comfortable residents' lounge, fostering a strong sense of community.



The property also comes with its own separate store room (ideal for additional belongings), lift access to all floors (ensuring accessibility for all residents), and an allocated parking space. This well-maintained apartment provides an exceptional lifestyle opportunity in a sought-after development, perfectly suited for those looking to downsize or enjoy their retirement years in comfort and security.

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: Leasehold



- Two Bedroom Ground Floor Retirement Apartment
- Over 58s Only
- NO UPWARD CHAIN
- Walking Distance To All Local Amenities & Transport Links
- Abundance Of Natural Light Throughout
- On-Site Manager & Emergency Pull Chord System
- Excellent Communal Facilities Including Residents Lounge
- Allocated Parking Space
- Early Viewing Essential



ENTRANCE HALLWAY

WC

LIVING/DINING ROOM

10' 9" x 17' 2" (3.28m x 5.22m)

BREAKFAST KITCHEN

9' 2" x 9' 4" (2.80m x 2.84m)

BEDROOM ONE

12' 10" x 9' 5" (3.90m x 2.88m)

BEDROOM TWO

11' 11" x 7' 7" (3.63m x 2.31m)

JACK N JILL BATHROOM

11' 9" x 6' 2" (3.59m x 1.88m)

TOTAL SQUARE FOOTAGE

69.0 sq.m (737 sq.ft) approx.

OUTSIDE THE PROPERTY

COMMUNAL FACILITIES

SEPARATE STORE ROOM

ALLOCATED PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, washer/dryer, all carpets, curtains and light fittings and fitted wardrobes in one bedroom.



ADDITIONAL INFORMATION

Services - water on a meter, mains electricity and sewers. Broadband - FTTP (fibre to the premises).
Service charge - £4,228.34 pa. Ground rent - £200 pa.

INFORMATION FOR POTENTIAL BUYERS

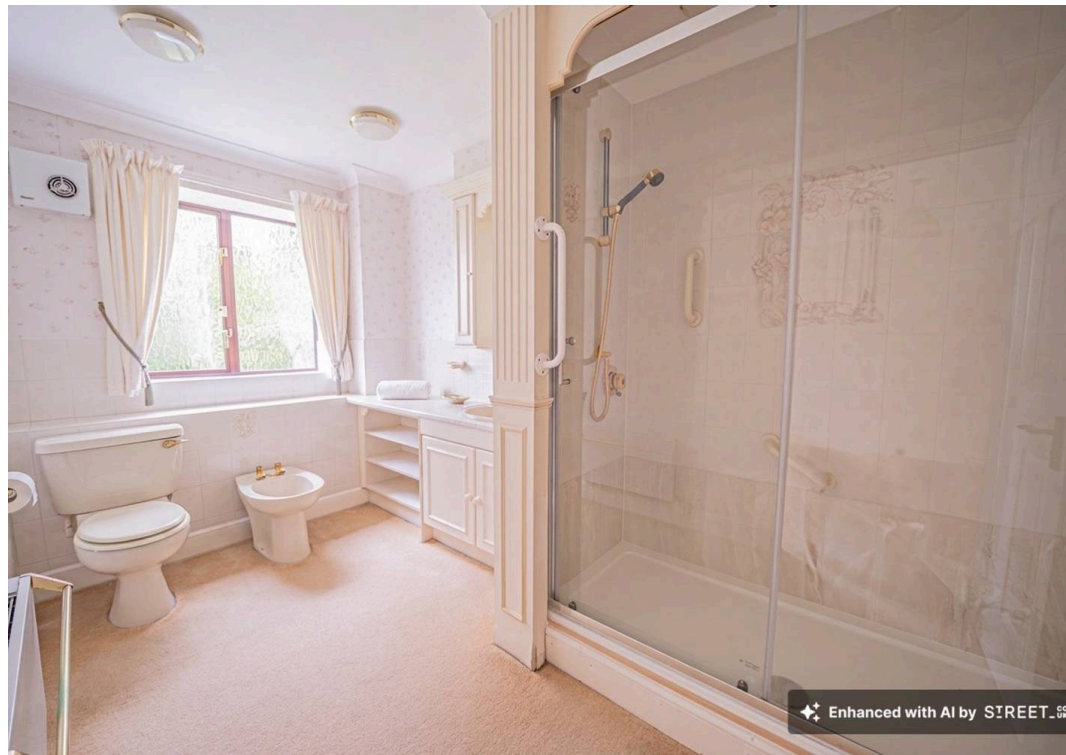
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

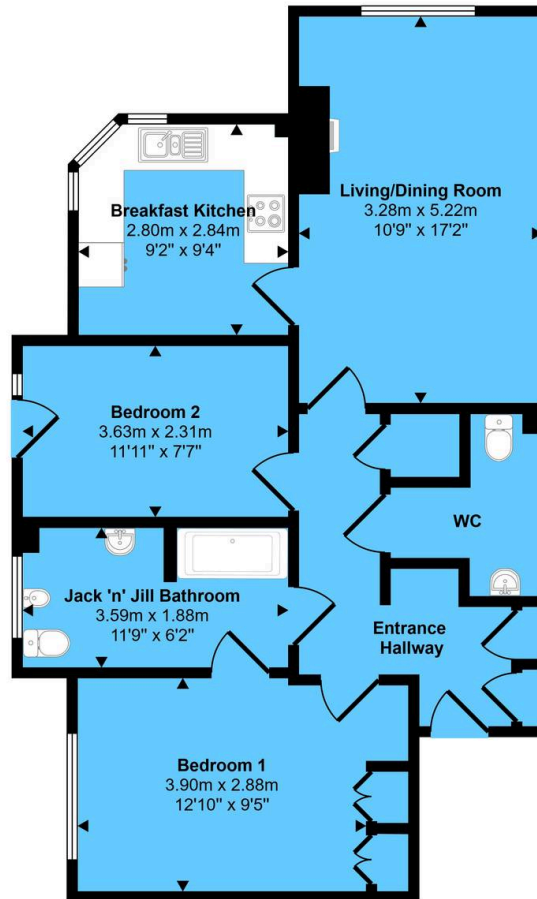
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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
69 sq m / 737 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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