



BRUETON PLACE, BLOSSOMFIELD ROAD, SOLIHULL, B91 1PT
ASKING PRICE OF £240,000



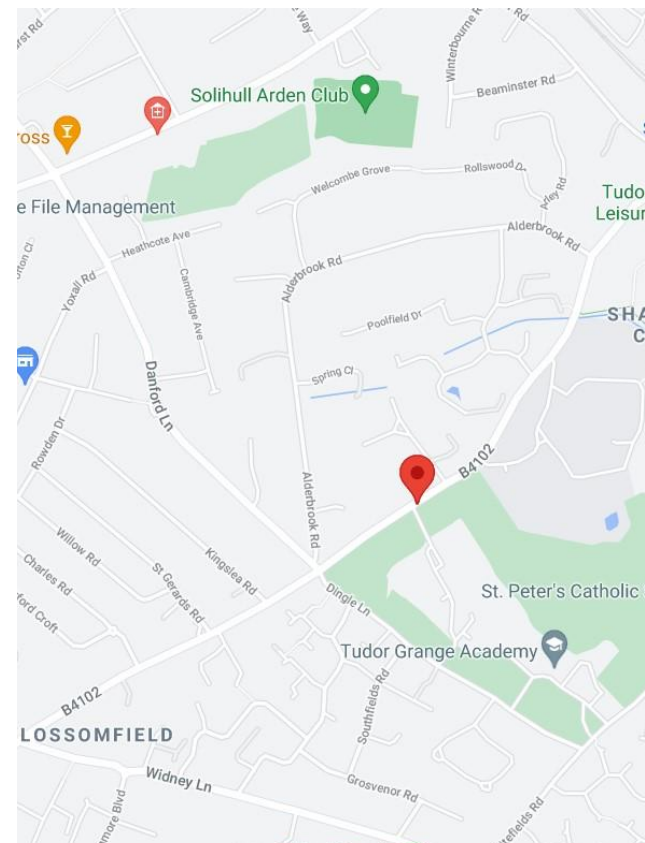
- »X One Bedroom Ground Floor Retirement Apartment
- »X Internal Viewing Essential
- »X On-Site Manager (5 days a week)
- »X Immaculately Maintained
- »X Easy Access To Solihull Town Centre
- »X Early Viewing Essential
- »X Underfloor Heating
- »X Through Lounge/Dining
- »X Gated Entrance

PROPERTY OVERVIEW

An ideal opportunity to purchase this luxury one bedroom ground floor retirement apartment originally built by McCarthy & Stone. This property has been immaculately maintained and decorated, benefits from underfloor heating, double glazing and has the added attraction of an on-site manager (five days a week). We recommend early viewing on this property which briefly comprises: communal entrance hall, attractive lounge/dining room with French door leading out its own patio area, fitted kitchen, double bedroom, bathroom and walk-in wardrobe. Bructon Place offers excellent communal facilities to include a communal lounge and many on-site activities.

PROPERTY LOCATION

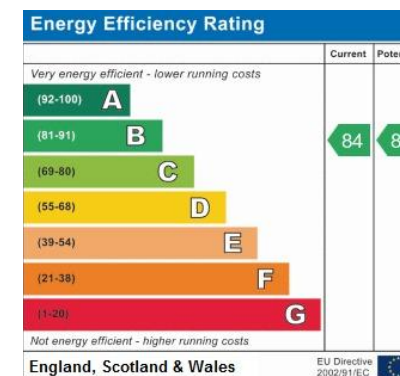
Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services 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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.



COUNCIL TAX	Band D
TENURE	Leasehold – 994 years remaining
SERVICES	Mains electric and water
GARDEN	Communal
SERVICE CHARGE	£178.00 per month
GROUND RENT	£420.00 pa

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, microwave, fridge freezer and dishwasher, underfloor heating, fitted wardrobes, all carpets and some blinds.



ENTRANCE HALL

9' 4" x 6' 7" (2.85m x 2.03m)

LOUNGE/DINING ROOM

20' 0" x 10' 7" (max) (6.10m x 3.24m)

KITCHEN

7' 10" x 7' 2" (2.40m x 2.19m)

BEDROOM

13' 0" x 10' 11" (3.98m x 3.34m)

WALK IN WARDROBE

5' 7" x 4' 6" (1.71m x 1.39m)

BATHROOM

7' 4" x 6' 7" (2.24m x 2.02m)

COMMUNAL GARDENS





TOTAL APPROX. FLOOR AREA 557 SQ.FT. (51.7 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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