



smarthomes

## Hawthorn Court

Bucknell Close, Solihull, B91 2UD

- A Recently Re-Decorated First Floor Apartment
- Two Bedrooms
- Modern En-Suite Shower Room
- Modern Breakfast Kitchen

**£289,950**

EPC Rating - 80

Current Council Tax Band - B







## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



The property is set back from the road behind secure gates leading to a communal car park with one allocated parking space. There are well maintained communal gardens and a secure entrance door leading into the communal hallway. There are stairs and lift access to all floors and on the first floor a further private front door leads into

### **Entrance Hallway**

With ceiling spot lights, radiator, useful storage cupboard and door leading off to



### **Spacious Dual Aspect Lounge/Diner**

16' 0" x 13' 1" (4.9m x 4m) With UPVC double glazed French doors with Juliet balcony, further UPVC double glazed window, wall mounted radiator and two ceiling light points

### **Modern Breakfast Kitchen**

10' 9" x 10' 2" (3.3m x 3.1m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Integrated fridge/freezer, washing machine and dishwasher. Wall mounted radiator, ceiling spot lights and a double glazed window



### **Spacious Dual Aspect Master Bedroom**

16' 8" x 11' 1" (5.1m x 3.4m) With UPVC double glazed French doors with Juliet balcony, further obscure UPVC double glazed window, wall mounted radiator, ceiling light point, fitted wardrobes and door to



### **Modern En-Suite Shower Room**

Being fitted with a modern white suite comprising of a large shower enclosure, wall mounted wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling spot lights and an obscure double glazed window





**Bedroom Two**

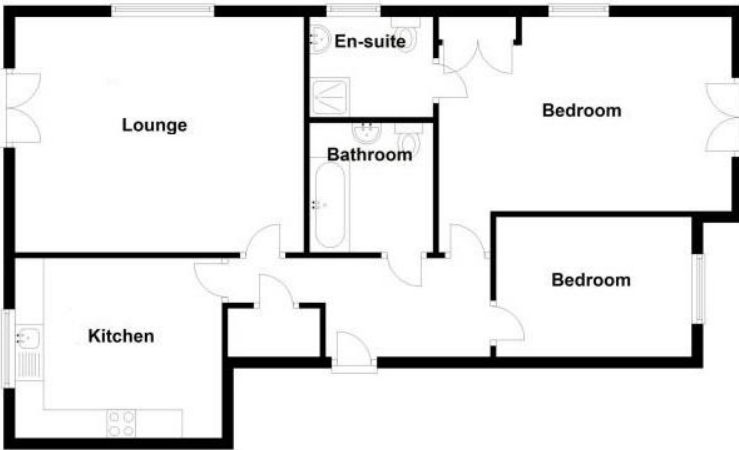
11' 1" x 7' 10" (3.4m x 2.4m) With double glazed window , radiator and ceiling light point

**Modern Bathroom**

7' 2" x 5' 2" (2.2m x 1.6m) Being fitted with a modern white Porcelanosa suite comprising of a panelled bath with shower attachment, wall mounted wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and ceiling spot lights

**Tenure**

We are advised by the vendor that the property is leasehold with approx. 108 years remaining on the lease, a service charge of approx. £2,400 per annum and a ground rent of approx. £244.13 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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.