



## Packwood Close, Bentley Heath

Guide Price £200,000



## PROPERTY OVERVIEW

We are delighted to present this immaculate two-bedroom first-floor apartment to the market, offered with the significant benefit of no upward chain. 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 fitted kitchen features ample storage space, ensuring functionality and ease of living. Accompanied by a 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.

Council Tax band: C

Tenure: Leasehold

- Two Bedroom First Floor Apartment
- NO UPWARD CHAIN
- Available Now As Vacant
- Ideal For First Time Buyers Or Investors
- Open Plan Living / Dining Room
- Fitted Kitchen
- Two Bedrooms
- Family Bathroom
- Designated Outside Store
- Abundance Of Natural Light





**COMMUNAL ENTRANCE**

**LIVING / DINING ROOM**

14' 11" x 12' 7" (4.56m x 3.83m)

**KITCHEN**

8' 6" x 8' 6" (2.60m x 2.60m)

**BATHROOM**

7' 9" x 7' 5" (2.36m x 2.27m)

**BEDROOM ONE**

12' 2" x 10' 11" (3.72m x 3.34m)

**BEDROOM TWO**

9' 9" x 9' 4" (2.97m x 2.84m)

**BATHROOM**

7' 9" x 7' 5" (2.36m x 2.27m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 57.0 sq.m. = 614 sq.ft. approx.

**OUTSIDE THE PROPERTY**

**DESIGNATED OUTDOOR STORE**



**ITEMS INCLUDED IN SALE**

Free standing cooker, all carpets, all curtains, all blinds, all light fittings and a garden shed (number 44).

**ADDITIONAL INFORMATION**

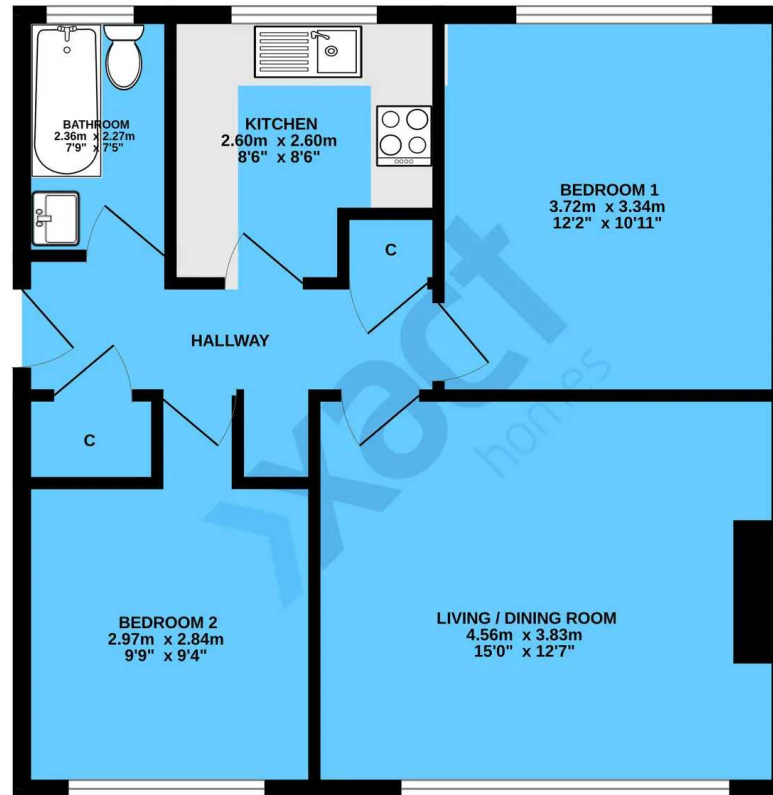
Services - mains gas, electricity and mains sewers.  
Loft space - which is partially boarded. Service charge - £800.00 (pa).

**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.



1ST FLOOR



TOTAL FLOOR AREA : 57.0 sq.m. (614 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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