



22 Bushell Drive, Solihull

Guide Price £269,000





Bushell Drive

Solihull | B91

PROPERTY OVERVIEW

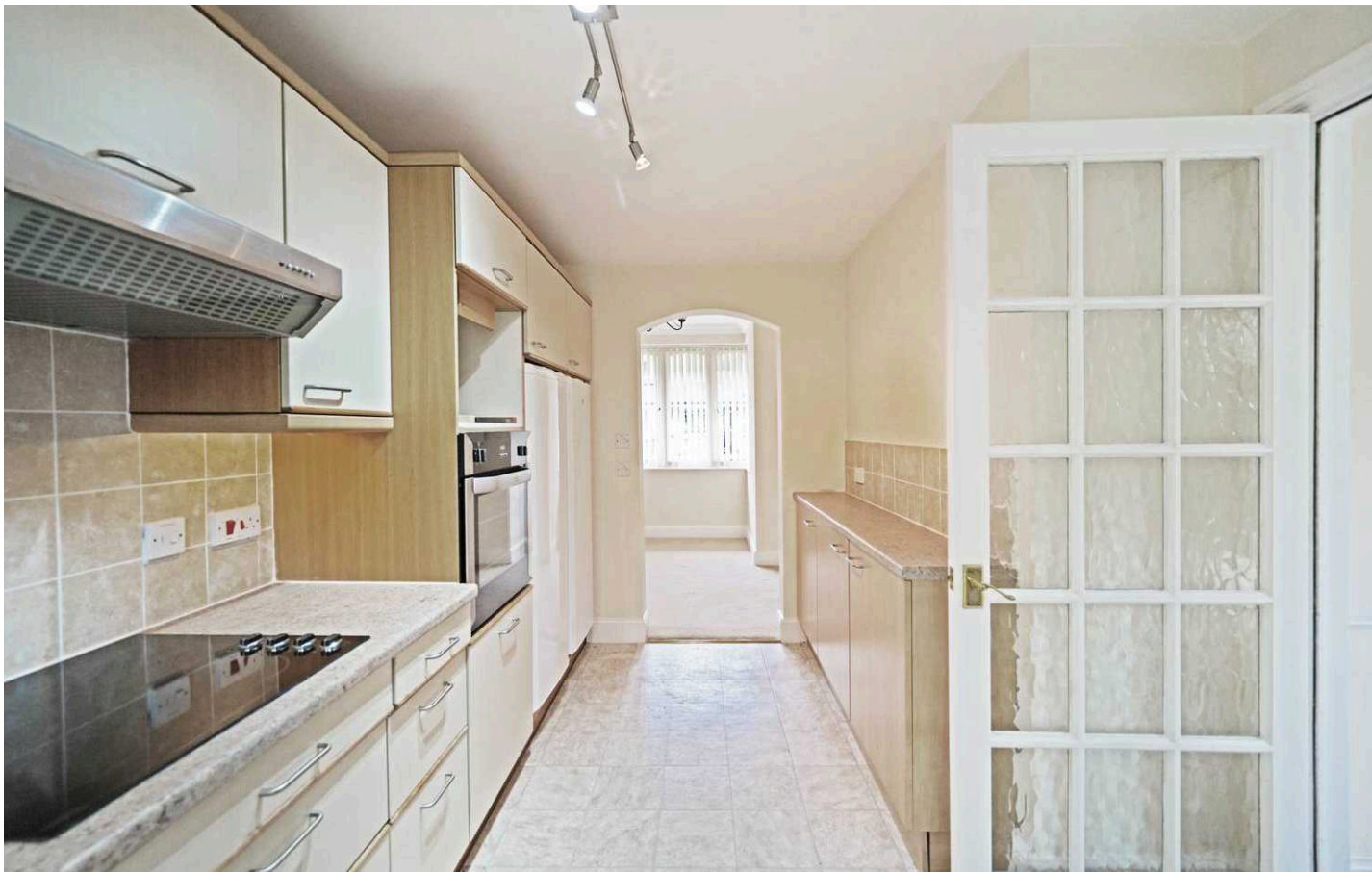
Situated within easy walking distance of Solihull Town Centre, a rare opportunity to purchase this spacious retirement cottage in a courtyard setting for the over 55s. The property has been well maintained and benefits from electric heating, double glazing and has the added attraction of NO UPWARD CHAIN. The property briefly comprises of: canopy porch, entrance hall, guest shower room, study/occasional third bedroom, lounge/dining room, fitted kitchen, two double bedrooms, Jack n Jill shower room, dressing room, garage and communal gardens.

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.



- Courtyard Setting
- Retirement Cottage
- Downstairs Study/Bedroom
- Lounge



CANOPY PORCH

ENTRANCE HALL

GUEST SHOWER ROOM
5' 9" x 6' 10" (1.74m x 2.09m)

STUDY/THIRD BEDROOM
6' 11" x 10' 0" (2.12m x 3.06m)

LOUNGE/DINING ROOM
14' 7" x 23' 7" (4.44m x 7.19m)

KITCHEN
14' 11" x 8' 9" (4.54m x 2.66m)

FIRST FLOOR

BEDROOM ONE
14' 11" x 14' 0" (4.54m x 4.26m)

DRESSING ROOM
4' 7" x 6' 6" (1.40m x 1.98m)

BEDROOM TWO
16' 9" x 9' 9" (5.10m x 2.96m)

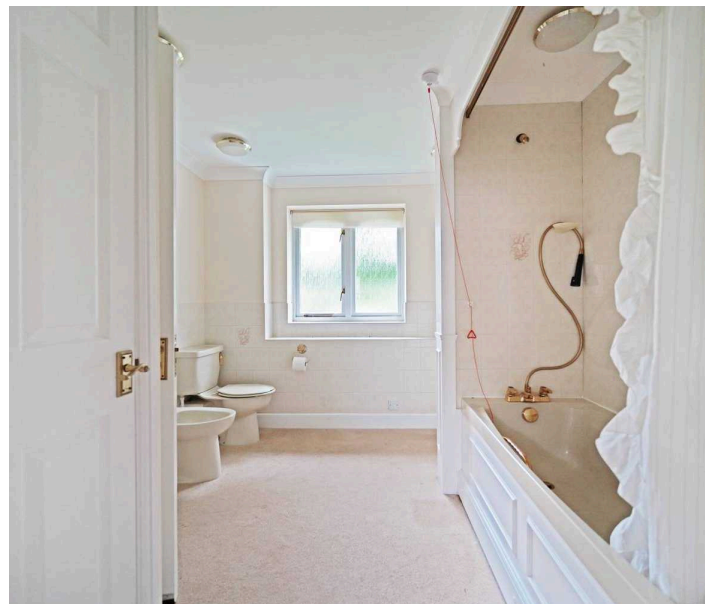
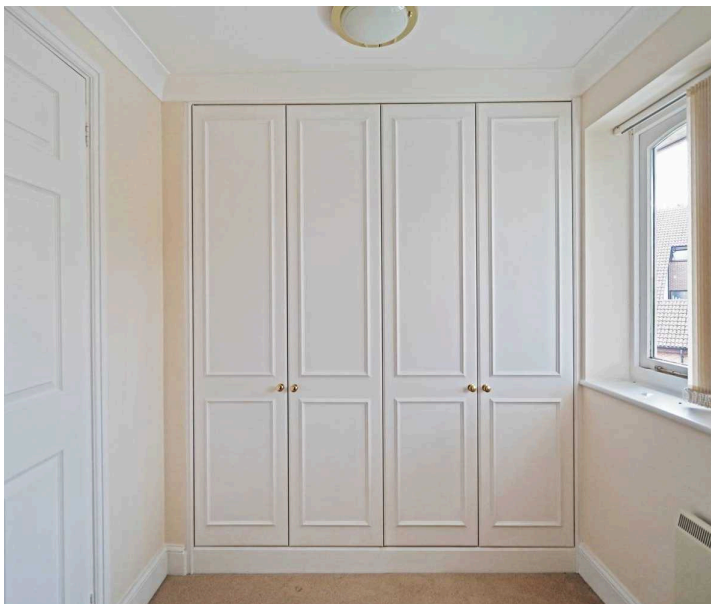
JACK N JILL SHOWER ROOM
10' 8" x 8' 10" (3.24m x 2.69m)

TOTAL SQUARE FOOTAGE
Total floor area - 85.7 sq.m. = 922 sq.ft. approx.

OUTSIDE THE PROPERTY

GARAGE

COMMUNAL GARDENS





Council Tax band: E

Tenure: Freehold

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in bedroom one and all light fittings.

ADDITIONAL INFORMATION

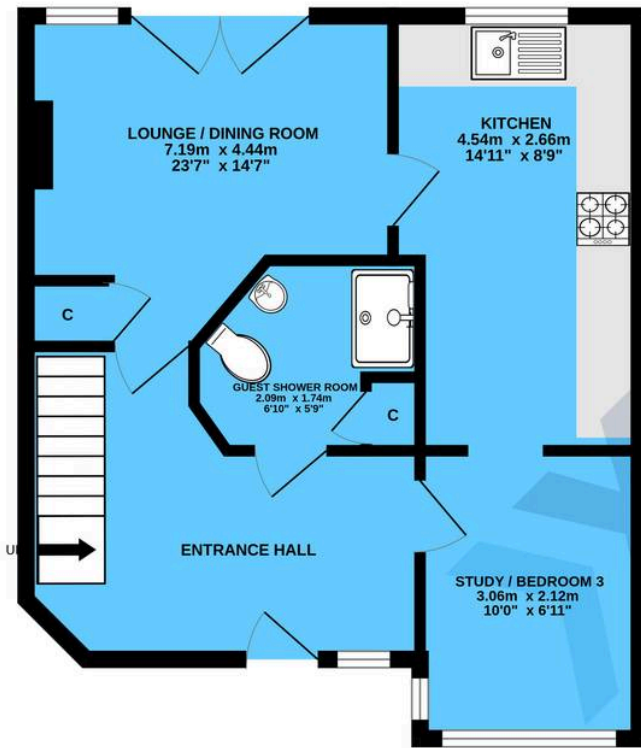
Services: electricity and mains sewers. Broadband: BT.
Service Charge: £321.78 per month.

MONEY LAUNDERING REGULATIONS

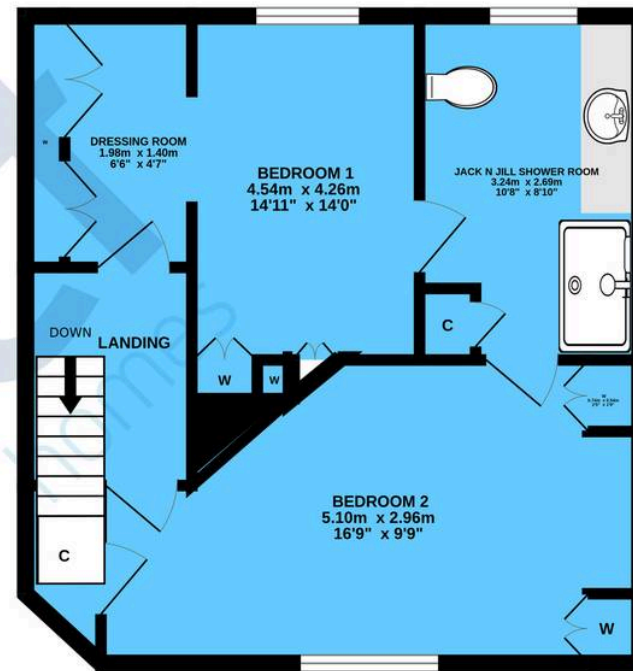
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
43.8 sq.m. (471 sq.ft.) approx.



1ST FLOOR
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA : 85.7 sq.m. (922 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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