



**Bushell Drive, Solihull**

Guide Price £185,000

**xact**  
HOMES



## PROPERTY OVERVIEW

This delightful two bedroom, first floor retirement apartment is offered to the market with no upward chain and represents an excellent opportunity for those seeking comfortable and convenient living in a prime location. Situated within easy walking distance of Solihull town centre and all public transport links, the apartment enjoys excellent views over the well-maintained communal gardens.

The property offers an abundance of storage space throughout and features a large open-plan living and dining room that is flooded with natural light, creating a bright and welcoming atmosphere. The fitted kitchen, which is connected to the living room, provides ample work surfaces and storage, making it ideal for preparing meals and entertaining guests.

Both bedrooms are generously sized, with the principal bedroom benefitting from fitted wardrobes and direct access to a Jack 'n' Jill bathroom. The second bedroom is versatile, perfect for use as a guest room, study or hobby space. There is also an additional guest toilet for convenience.

Lift access to all floors ensures ease of movement throughout the building. Additional benefits include, an on-site manager for 20 hours per week, a residents' lounge and kitchen, communal facility of a library, an individual lockable storage room and an allocated parking space. Furthermore, a guest suite is available within the building for family and friends.





Outside, the property is surrounded by beautifully maintained communal grounds that provide a tranquil setting for residents to enjoy. The gardens, which are thoughtfully landscaped with mature trees and seasonal planting, offer plenty of seating areas that are perfect for relaxing outdoors or socialising with neighbours.

The allocated parking space ensures convenience for both residents and visitors, while the secure entrance and well-kept pathways add to the overall appeal of the development.

This apartment offers the perfect blend of privacy, security and access to outdoor space, making it an ideal choice for those seeking a peaceful yet well-connected retirement lifestyle with an on-site manager for 20 hours a week.

#### 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 Retirement Apartment
- Walking Distance To All Local Amenities & Public Transport
- Well-Maintained Communal Gardens
- Abundance Of Natural Light Throughout
- Spacious Open-Plan Living / Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Jack 'n' Jill Bathroom & Guest Toilet
- Allocated Parking Space & Separate Lockable Storage Room
- Lift Access To All Floors



**ENTRANCE HALLWAY**

**WC**

**KITCHEN**

9' 11" x 7' 1" (3.01m x 2.15m)

**LIVING / DINING ROOM**

16' 3" x 10' 11" (4.96m x 3.33m)

**PRINCIPAL BEDROOM**

11' 0" x 9' 9" (3.36m x 2.98m)

**JACK 'N' JILL BATHROOM**

12' 9" x 6' 6" (3.88m x 1.97m)

**BEDROOM TWO**

9' 1" x 8' 10" (2.76m x 2.70m)

**TOTAL SQUARE FOOTAGE**

67.0 sq.m (719 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**ALLOCATED PARKING SPACE PLUS VISITOR PARKING**

**LANDSCAPED COMMUNAL GARDENS**



#### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, washing machine, all carpets, all curtains, all light fittings, fitted wardrobes in one bedroom, fitted cupboards in hallway and living / dining room and communal CCTV.

#### ADDITIONAL INFORMATION

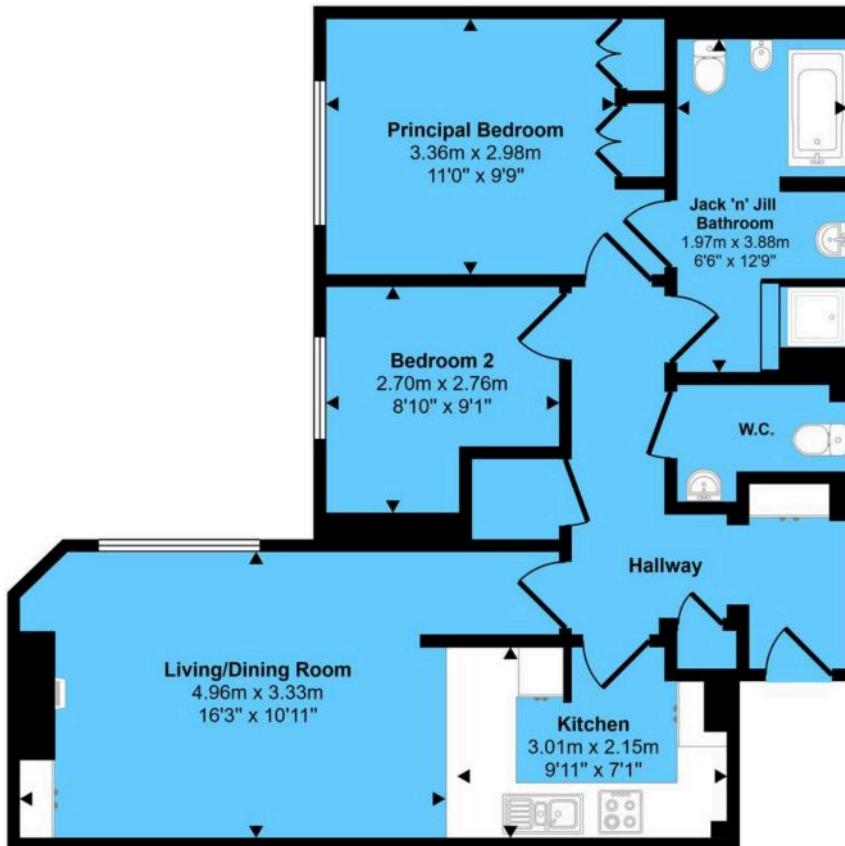
Services - direct mains water, sewers and electricity. Broadband - ADSL copper wire. Service charge - £4,433.40 pa. Ground rent - £200.00 pa.

#### 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  
67 sq m / 719 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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