

HUNTERS®

HERE TO GET *you* THERE



Hawthorn Court, Bucknell Close

Solihull

Guide Price £280,000



Situated within a quiet and established residential development in Solihull, this spacious two-bedroom first-floor apartment offers well-proportioned accommodation and an excellent opportunity for a range of buyers. Ideally positioned close to Solihull town centre, the property provides convenient access to leisure facilities and everyday amenities, together with excellent transport links.

The apartment offers a generous living/dining room, providing a comfortable and versatile space for both relaxing and entertaining. The separate fitted eat-in kitchen features an attractive wood-finished range of wall and base units, complemented by contrasting dark work surfaces. Integrated appliances include a washer/dryer, dishwasher, built-in fridge freezer and cooker, together with a gas hob and extractor fan, creating a practical and well-equipped kitchen. The kitchen further includes the Baxi Platinum Compact Combination Boiler installed in 2024. The hallway cupboard also provides extra space for storage. Both bedrooms are well-proportioned double bedrooms, offering excellent space for bedroom furniture and providing comfortable accommodation for residents or guests. The principal bedroom benefits from a built-in wardrobe and modern en-suite shower room.

The property also benefits from a well-appointed family bathroom, fitted with a bath with overhead shower, wash hand basin and WC.

The development is accessed via a secure code-keyed electronic gates with video intercom system, and benefits from allocated parking, together with additional visitors' parking. With its peaceful setting, spacious accommodation and convenient location, this apartment would make an ideal home for first-time buyers, professionals, downsizers or an attractive investment opportunity.



Kitchen 10'9" x 10'7" (3.29 x 3.23)
Living / Dining Room 16'4" x 13'4" (4.98 x 4.07)
Bedroom One 16'9" x 11'1" (5.12 x 3.38)
En Suite 7'3" x 5'4" (2.22 x 1.65)
Bedroom Two 11'1" x 8'0" (3.40 x 2.45)
Family Bathroom 7'3" x 6'1" (2.22 x 1.86)

Tenure
The Agent understands that the property is Leasehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band
The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band D

Service Charge
We have been informed that the ground rent is £244.13 paid annually, and the service charge is £1,273.36 paid half yearly. Hunters have not checked the legal documentation to verify the status of the property or the information provided by the vendors, as above, and would advise any potential buyer to obtain verification from their solicitor.

Services
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Fixtures and Fittings
Only those items mentioned in these sales particulars will be included in the sale of the property.

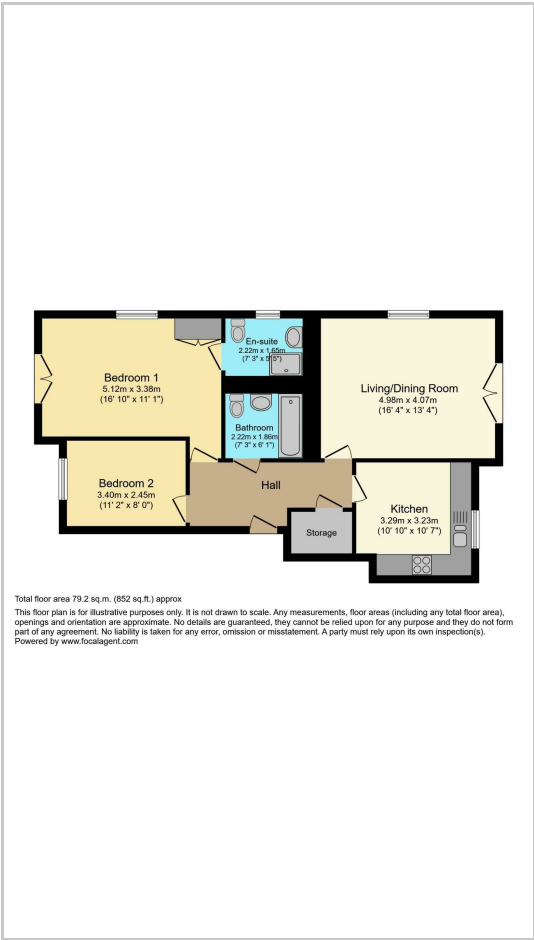
General
Agent Note: We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information, and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this, or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Area Map



Floor Plans



Energy Efficiency Graph

