HUNTERS®

HERE TO GET *you* THERE

Bushell Drive

Solihull, B91 2QU

£250,000

2 2 2

Council Tax:

29 Bushell Drive

Solihull, B91 2QU

£250,000

Information

Set within a quiet and attractive courtyard development for the over 55s, this well maintained retirement home is ideally positioned within comfortable walking distance of Solihull Town Centre. The property offers spacious and well planned accommodation and is offered to the market with no upward chain, making it an excellent opportunity for those seeking a smooth and straightforward move. The home benefits from double glazing and electric heating throughout.

The accommodation briefly comprises a welcoming entrance hallway, a convenient ground floor shower room, and a generous lounge and dining area providing an ideal space for both relaxing and entertaining. A bright conservatory adds further living space and overlooks the surrounding communal areas, while the fitted kitchen offers a range of storage units and practical work surfaces.

To the first floor there are two well proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and access to a Jack and Jill style shower room, offering both comfort and convenience.

Externally, the property further benefits from a on site garage and access to well maintained communal gardens, providing a pleasant outdoor setting for residents to enjoy.

The home is ideally located close to the wide range of amenities available in Solihull, including the popular Touchwood Shopping Centre, as well as Tudor Grange Leisure Centre and nearby parks and recreational facilities. The area also offers a variety of schooling options and excellent local services.

For commuters, Solihull Railway Station provides regular rail links to Birmingham and onward connections to London. The property is also conveniently located within a short drive of the National Exhibition Centre, Birmingham Airport, and Birmingham International Railway Station, while the nearby M42 motorway provides excellent access to the wider motorway network including the M1, M5, M6 and M40.

Living Room

13'7 x 11'0 (4.14m x 3.35m)

Dining Room

9'7 x 9'2 (2.92m x 2.79m)

Conservatory

9'6 x 9'0 (2.90m x 2.74m)

Kitchen

11'8 x 8'2 (3.56m x 2.49m)

Bedroom One

13'10 x 10'1 (4.22m x 3.07m)

Bedroom Two

14'4 x 8'4 (4.37m x 2.54m)

Bathroom

9'9 x 7'9 (2.97m x 2.36m)

Tenure

The Agent understands that the property is Freehold. 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.

Service Charge

Monthly cost of £330.19 per month - 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.

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 E.

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.

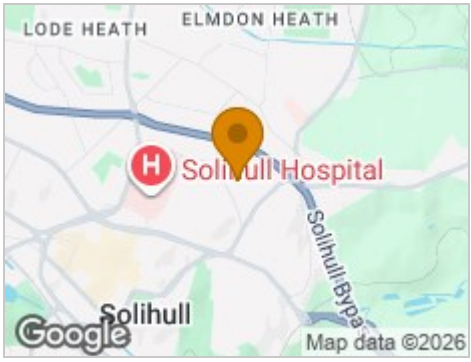
General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Road Map

Hybrid Map

Terrain Map



Floor Plan

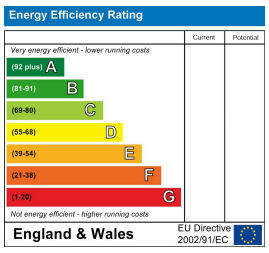
Total floor area 88.1 sq.m. (949 sq.ft.) approx

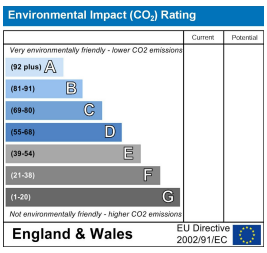
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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163 High Street, Solihull, B91 3ST
Tel: 0121 709 0111 Email: solihull@hunters.com https://www.hunters.com