HUNTERS®

HERE TO GET *you* THERE

Bucknell Close

Solihull, B91 2UD

Guide Price £280,000

2 2 1 C

Council Tax: D

Hawthorn Court Bucknell Close

Solihull, B91 2UD

Guide Price £280,000

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.

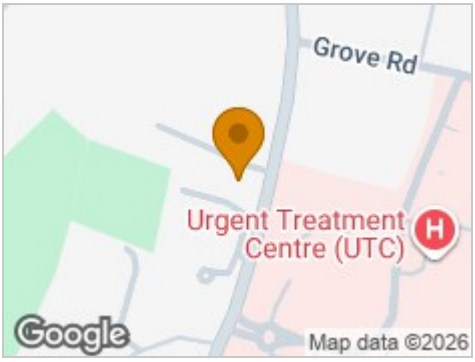
Referral Fees
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

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.

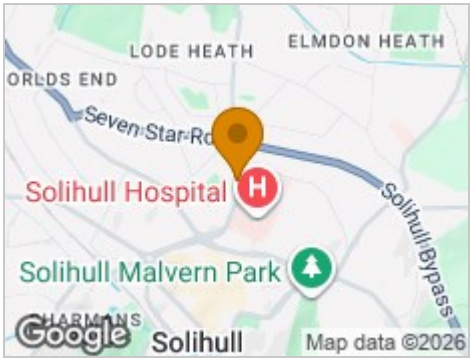
Tel: 0121 709 0111

Road Map

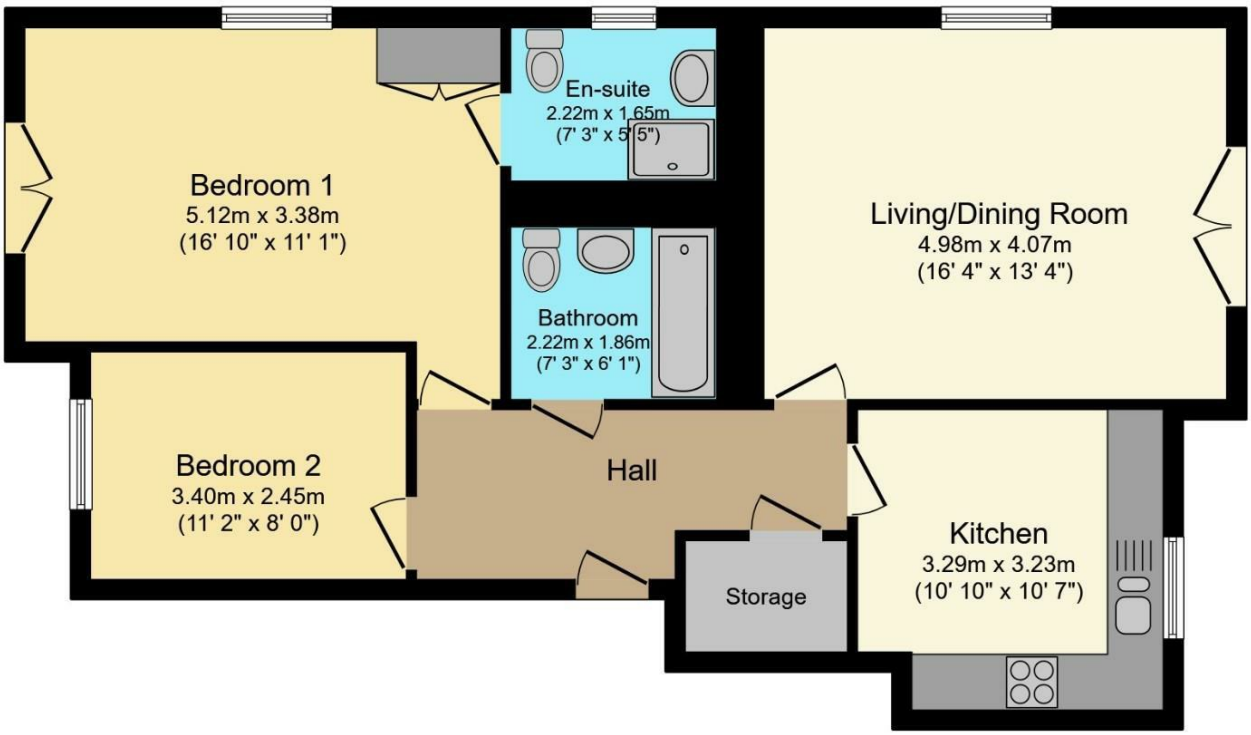


Hybrid Map

Terrain Map



Floor Plan



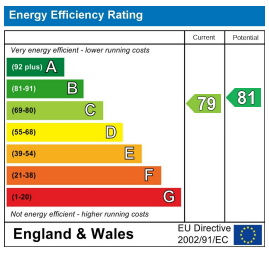
Total floor area 79.2 sq.m. (852 sq.ft.) approx

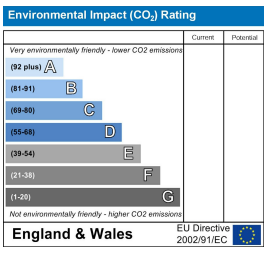
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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





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.

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