



4 BEECH COURT, BUSHELL DRIVE, SOLIHULL, B91 2QU  
OFFERS OVER £220,000







## PROPERTY OVERVIEW

A fantastic opportunity to purchase this ground floor apartment within easy walking distance of Solihull town centre. Beech Court is a purpose built retirement development, having a house manager, residents communal lounge, guest bedroom, allocated parking with ample visitors spaces and beautifully maintained communal grounds. This apartment is offered with no upward chain and briefly comprises of:- entrance hall, guest cloakroom, attractive lounge with patio doors leading out onto the communal grounds, fitted kitchen, two good sized bedrooms, Jack and Jill bathroom and allocated parking space. In more detail the property affords:-

## ACCOMMODATION ON THE GROUND FLOOR

Approached via the communal entrance hall and secure door.

## APARTMENT NO 4

With front door giving access through to:-

## ENTRANCE HALL

With coved cornicing, electric storage heater, built in storage and fitted shelves, useful broom cupboard, airing cupboard, security intercom phone and leading to:-

## ATTRACTIVE LOUNGE

21' 3" x 11' 5" (6.48m x 3.48m) Having a feature fireplace incorporating an electric coal effect fire on a marble hearth, built in storage cupboard, glass wall mounted display cabinet, TV point, power point, double glazed sliding patio doors leading out onto a small patio area and the communal gardens, open aspect leading through into the kitchen, two wall light points and electric storage heater.

## FITTED KITCHEN

11' 3" x 12' 1" (3.45m x 3.69m) Having an extensive range of fitted units comprising of an inset one and a



half bowl sink unit with side drainer, cupboards and drawers beneath, a range of base and wall cupboards, built in four ring electric hob with extractor hood over, electric oven, recess for a microwave, plumbing for a washing machine, breakfast bar, integrated larder fridge and freezer, plumbing for a dishwasher and power points.

COUNCIL TAX  
Council Tax Band E.

#### BEDROOM ONE

13' 0" x 10' 0" (3.97m x 3.05m) Double glazed window, power points, two built in double wardrobes, electric storage heater, power points and doorway leading into the Jack and Jill bathroom.

#### BEDROOM TWO

9' 3" x 9' 2" (2.84m x 2.80m) (max) Double glazed window, wall mounted electric heater, coved cornice and power points.

#### JACK AND JILL BATHROOM

13' 10" x 6' 8" (4.22m x 2.04m) Being part tiled, having a panelled bath with easy grab handrails, bidet, low flush wc, vanity wash basin with cupboard beneath and mirror over, separate shower cubicle, high level electric heater and extractor fan.

#### SEPARATE WC

With low flush wc and pedestal wash basin.

#### OUTSIDE

#### COMMUNAL GARDENS

This Retirement complex has well maintained private communal gardens, mainly lawn, shrubs, evergreens, mature trees, and this apartment has a small patio area.

#### ALLOCATED PARKING

There is one allocated car parking space, with ample spaces available for visitors.

#### COMMUNAL LOUNGE

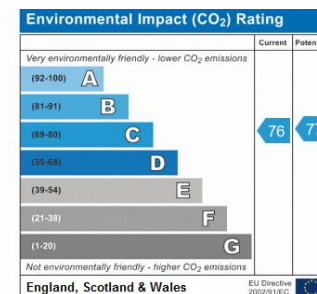
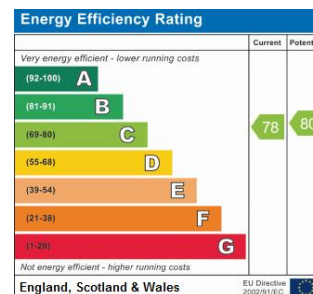
#### GUEST BEDROOM

#### TENURE

Leasehold

#### VIEWING

Via Xact in Solihull on 0121 712 6222.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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