

## 22 Beech Court (Solihull)

Bushell Drive, Solihull, West Midlands, B91 2QU



**PRICE: £299,000**

**Lease: FREEHOLD**

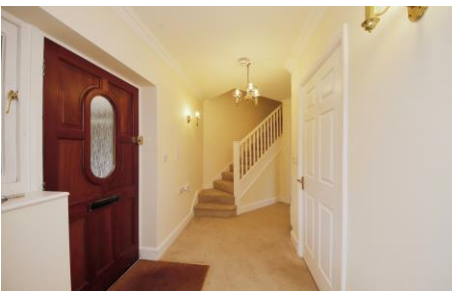
### Property Description:

#### **A TWO BEDROOM RETIREMENT COTTAGE SET WITHIN AN ATTRACTIVE COURTYARD OF FREEHOLD COTTAGES**

We are offering for sale a freehold cottage benefiting from being independent from the main development but close enough to take full advantage of the communal facilities.

Situated close to local amenities including bus stops, hospital, pharmacy and within walking distance of Solihull town centre. Beech Court comprises of a mixture of cottages surrounding an attractive courtyard. Next door there is a separate block comprising of apartments and housing communal areas to include communal lounge and guest suite which can be booked for a nominal fee. The Development Manager is based within the apartments. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property. **SUBLETTING IS NOT PERMITTED**

- Visiting Development Manager in adjacent development
- Communal Lounge in adjacent development
- Communal Garden
- Guest Suite
- Minimum Age 58
- Lift in Main building
- SUB-LETTING IS NOT PERMITTED
- Freehold cottage



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**



Ground Floor



First Floor

Total floor area 111.7 m<sup>2</sup> (1,203 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).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/3/24**

**Annual Ground Rent:**

**£TBC**

**Ground Rent Period Review:**

**Next Uplift 2039**

**Annual Service Charge:**

**£3,861.44**

**Council Tax Band:**

**E**

**Event Fees:**

**0.0% Transfer**

**0.3% Contingency**

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