



Flat 9, Winterdene, Kenilworth Road

£275,000





#### PROPERTY OVERVIEW

A rare opportunity to acquire this two bedroom retirement (over 58) bungalow which is within walking distance of the village centre and is available to purchase with the benefit of no upward chain. Being set back from the road in a private courtyard the property provides potential purchasers with:- entrance porch, living room, fitted kitchen, two double bedrooms and a shower room. Outside the property enjoys access to communal gardens and there is shared parking in a courtyard to the front of the property. Viewing is via Xact by appointment only.

#### PROPERTY LOCATION

Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. There is a thriving village centre with a wide variety of shops, a supermarket and numerous quality restaurants in addition to a dentist and doctors surgery also being based within the village.





Council tax band: C

Tenure: Leasehold

- Two Bedroom Bungalow
- No Onward Chain
- Lounge
- Fitted Kitchen
- Two Double Bedrooms
- Close to Village Centre
- Shower Room
- Retirement Property (Over 58)
- Courtyard Parking
- EPC Rating C





#### **ENTRANCE PORCH**

#### **LOUNGE**

13' 11" x 12' 2" (4.25m x 3.7m)

#### **KITCHEN**

11' 8" x 7' 5" (3.56m x 2.25m)

#### **BEDROOM ONE**

13' 9" x 9' 0" (4.2m x 2.75m)

#### **BEDROOM TWO**

8' 10" x 10' 6" (2.7m x 3.2m)

#### **SHOWER ROOM**

6' 7" x 7' 5" (2m x 2.25m)

#### **OUTSIDE THE PROPERTY**

#### **COMMUNAL GARDEN**

#### **SHARED PARKING**



**ITEMS INCLUDED IN THE SALE**

Free standing cooker, Hoover washer/dryer, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings, wall mounted fitted bathroom cabinet with low voltage interior lighting, emergency call systems (24 hour monitoring) and wooden garden bench to front of the property

**ADDITIONAL INFORMATION**

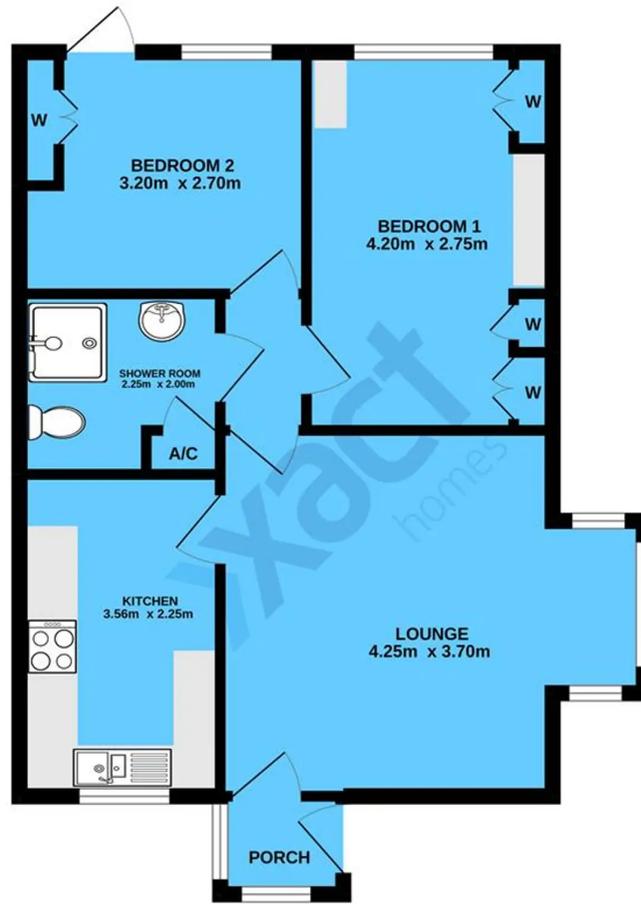
Services - Water meter, main gas, electricity and mains sewers. Loft Space - With ladder and lighting  
Service Charge - £1500 pa

**MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Xact Homes**

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