



Michael Blanning Place Gorton Croft, Balsall Common

Offers Over £250,000





Located in a sought after secure location close to the village centre is this two bedroom semi-detached retirement (over 58) bungalow built by the Michael Blanning Trust. The bungalow is well presented and maintained throughout and is available to purchase with the benefit of no upward chain.

Being gas centrally heated and having UPVC double glazing with parking to the front the property provides potential purchasers with:- entrance hallway, breakfast kitchen, lounge overlooking rear patio, double bedroom with fitted wardrobes, bathroom with bath & shower cubicle and bedroom two / dining room. Outside there is a patio area overlooking a private communal garden area.

The residents can also enjoy the use, if required, of the neighbouring residents lounge, visitors room and washer/drying room. There is also an on site day time warden who works 6 days a week.

Viewing is via Xact on 01676 534 411 by appointment only.

Council tax band: D

Tenure: Leasehold





- Retirement Bungalow
- Two Bedrooms
- Gas Central Heating & UPVC Double Glazed
- No Onward Chain
- Breakfast Kitchen
- Warden Support
- Bathroom with Separate Shower Cubicle
- Shared Parking
- Patio & Communal Gardens

ENTRANCE HALLWAY

KITCHEN

12' 2" x 7' 6" (3.72m x 2.29m)

LIVING ROOM

16' 10" x 9' 9" (5.14m x 2.96m)

BEDROOM ONE

10' 9" x 7' 2" (3.27m x 2.19m)

BEDROOM TWO

7' 2" x 11' 3" (2.18m x 3.42m)

BATHROOM

7' 2" x 5' 11" (2.18m x 1.8m)

OUTSIDE THE PROPERTY

COMMUNAL GARDEN





ITEMS INCLUDED IN THE SALE

Integrated oven, John Lewis integrated hob, extractor, microwave, fridge freezer, washing machine/tumble dryer, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings, intercom assistance system and new boiler (10 year guarantee)

ADDITIONAL INFORMATION

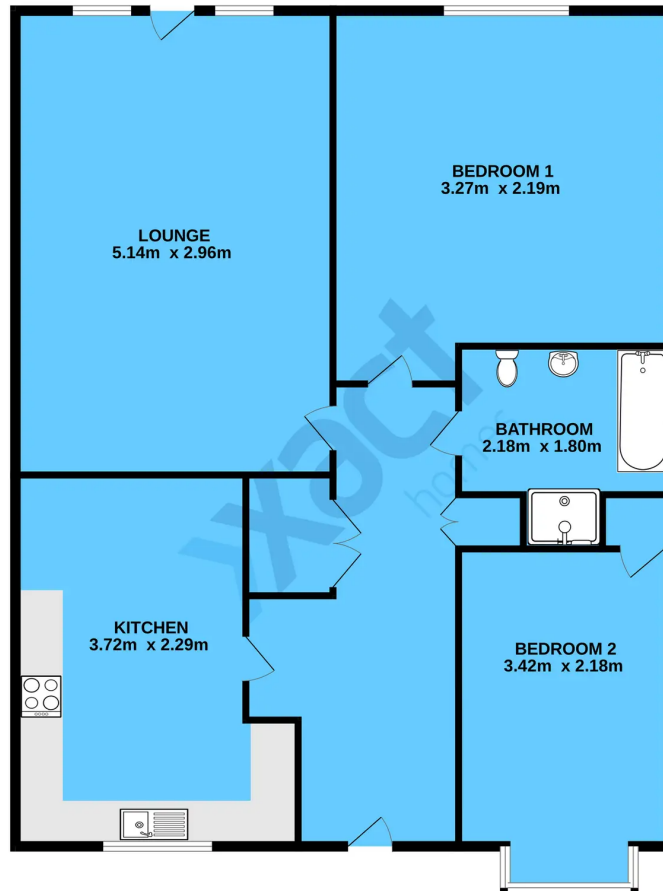
Services: water meter, mains gas and electricity, Loft space: part boarded.
Service charge: £2912 per year (includes insurance and TV Licence) Ground rent: £125 per year

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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