



## Drovers Close, Balsall Common

Offers Over £200,000





## PROPERTY OVERVIEW

Originally built by Crest Nicholson in 2017 this first floor apartment overlooks a nature area at the far side of the property and is available to purchase with no onward chain. The property offers potential purchasers; wide reception hallway, open plan lounge / kitchen / dining area, two double bedrooms (one en-suite), bathroom, two allocated parking spaces, long lease and lower than average service charge. Being very well presented throughout, the property is worthy of internal inspection to fully appreciate the quality of the accommodation available.

For investors it should be noted that the property has previously achieved a rental value of £850 pcm.





#### 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 (which are rated excellent by the Ofstead inspection report) 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 Apartment
- Open Plan Lounge, Kitchen Dining Area
- Long Lease & Low Service Charge
- En-Suite Principal Bedroom
- Gas Central Heating
- Balance of NHBC Guarantee
- Rental Potential of £850 PCM



#### **RECEPTION HALLWAY**

#### **LOUNGE / KITCHEN / DINING AREA**

17' 7" x 16' 6" (5.37m x 5.04m)

#### **BEDROOM ONE**

12' 10" x 10' 10" (3.92m x 3.31m)

#### **EN-SUITE**

#### **BEDROOM TWO**

10' 9" x 9' 7" (3.28m x 2.92m)

#### **BATHROOM**

9' 1" x 7' 0" (2.78m x 2.14m)

#### **OUTSIDE THE PROPERTY**

#### **TWO ALLOCATED PARKING SPACES**

#### **ITEMS INCLUDED IN SALE**

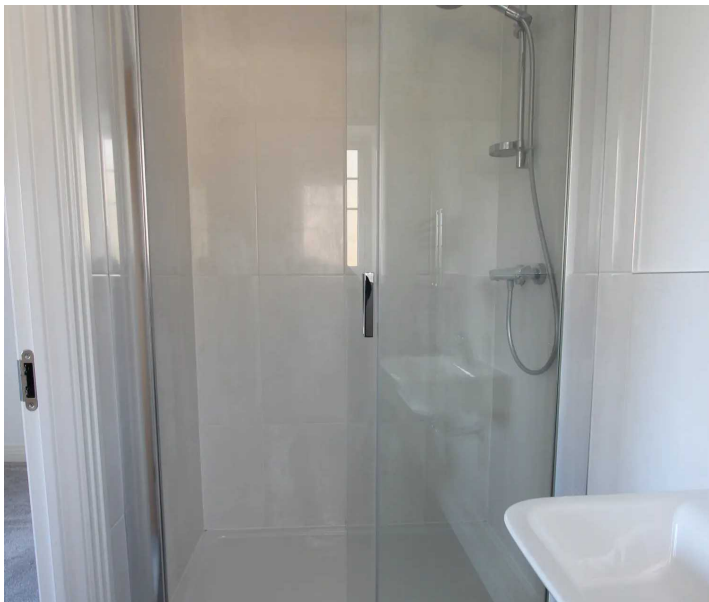
Bosch integrated oven, Bosch integrated hob, extractor, Bosch fridge freezer, Bosch dishwasher, Samsung washer-dryer, some blinds and a wardrobe in the main bedroom (standing next to the built-in wardrobe).

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers. Broadband - BT. Loft space - with lighting. Service charge - £1,900 (pa). Ground rent - £250.

#### **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.





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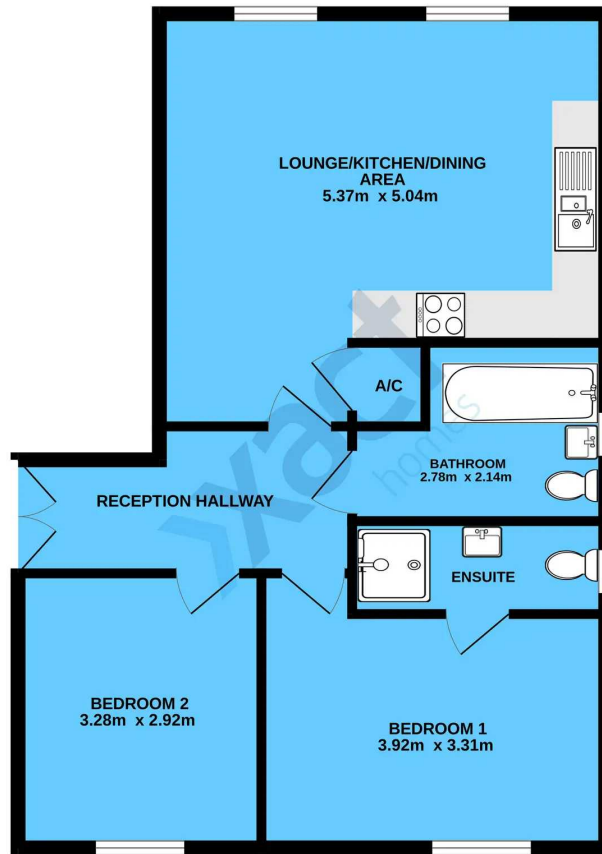
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1ST FLOOR



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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