



## Winterdene, Kenilworth Road

Offers in Region of £159,000



#### PROPERTY OVERVIEW

This well maintained two bedroom (For over 58's) bungalow is within walking distance of the village centre and requires internal inspection to appreciate the accommodation available. Being set back from the road in a private courtyard the property provides potential purchasers with:- entrance porch, living room, modern fitted kitchen, two double bedrooms and an accessible bathroom. 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





## Retirement Bungalow

- Two Bedrooms
- Modern Fitted Kitchen
- Close to Village Centre
- Re-Fitted Accessible Bathroom
- Annual Service Charge approximately £1500
- Gas Central Heating & UPVC Double Glazed
- Shared Parking In Courtyard

### ENTRANCE PORCH

### LIVING ROOM

13' 11" x 11' 8" (4.25m x 3.55m)

### KITCHEN

11' 8" x 7' 5" (3.55m x 2.25m)

### BEDROOM ONE

13' 9" x 8' 8" (4.2m x 2.65m)

### BEDROOM TWO

10' 6" x 8' 8" (3.2m x 2.65m)

### BATHROOM

7' 5" x 6' 9" (2.25m x 2.05m)





#### **OUTSIDE THE PROPERTY**

#### **COMMUNAL GARDENS**

#### **SHARED PARKING IN A COURTYARD**

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

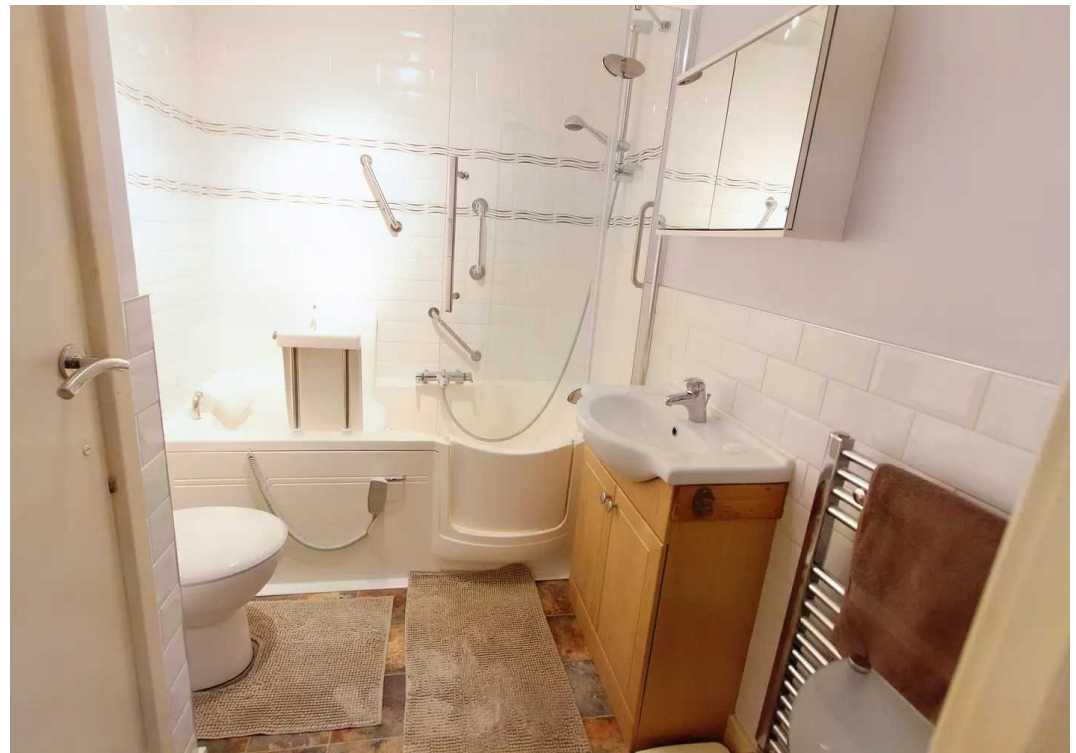
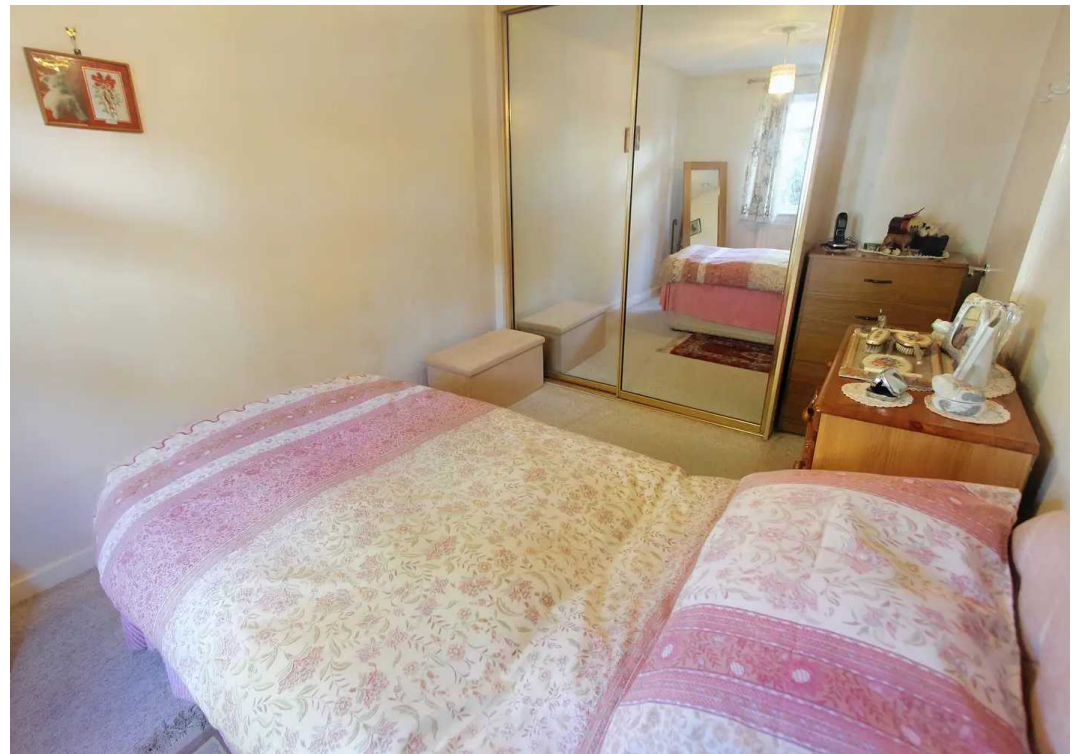
Homeking integrated oven and hob, extractor, Beko fridge, Blomberg freezer, Beko washing machine, all carpets, curtains and light fittings and fitted wardrobes in two bedrooms.

#### **ADDITIONAL INFORMATION**

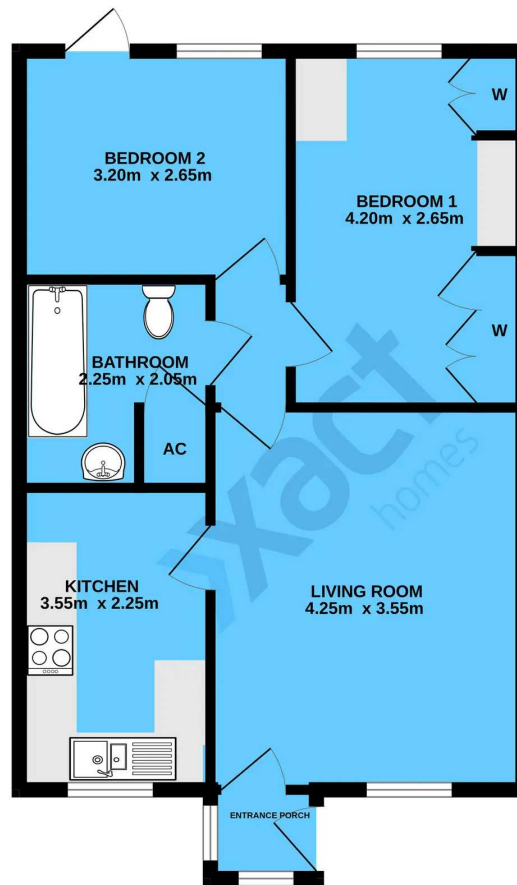
Services - mains gas, electricity and sewers.  
Broadband - BT. Loft space - part boarded with ladder and lighting. Service charge - £1778.36 (pa).

#### **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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SALES & LETTINGS

