



Grovesfield Crescent, Balsall Common

Guide Price £149,950 – £169,950





PROPERTY OVERVIEW

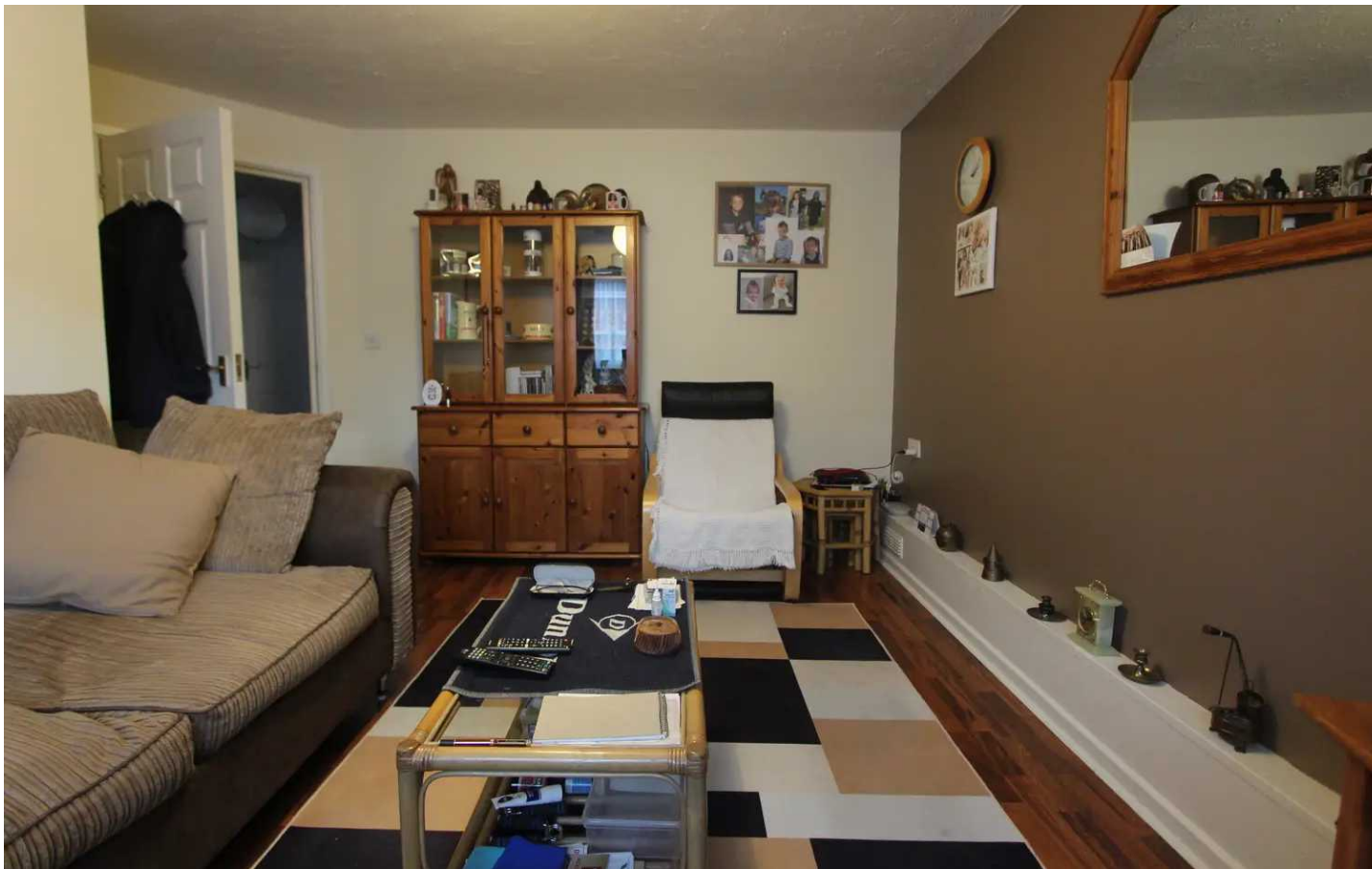
Located on the ground floor, this well presented one bedroom apartment is available to purchase with the option of vacant possession or as a ready made investment for landlords having a long-term tenant in situ who would be willing to remain in the property.

Internally, the property has a spacious lounge, fitted kitchen, modern bathroom, generous double bedroom and also has the benefit of a recently fitted central heating boiler.

Furthermore, the property benefits from an allocated parking space to the rear and is ideally located for access to the village centre and Berkswell train station.

The option exists for cash buyers to purchase the property with a short lease for a reduced price or with a lease extension for the market price. Please contact Xact on 01676 534 411 to discuss all the options.





PROPERTY LOCATION

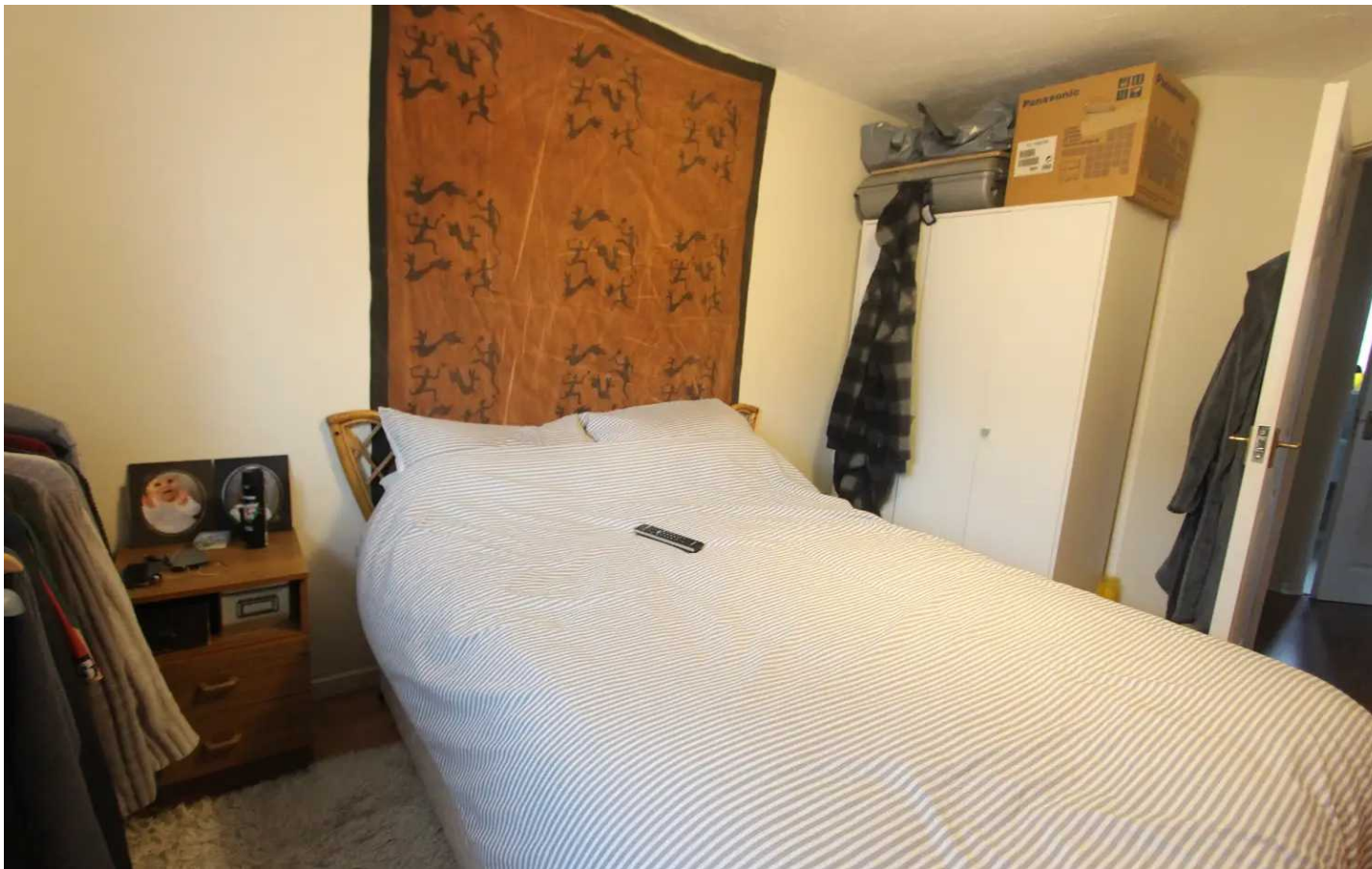
Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. There is a thriving village center 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: B

Tenure: Leasehold

- One Bedroom Apartment
- Ground Floor
- Vacant Possession or Long Term Tenant in Situ
- Well Presented Throughout
- Allocated Parking Space
- Available with Short Lease or Lease Extension on Completion
- Lounge, Fitted Kitchen & Double Bedroom





HALL

LOUNGE

13' 8" x 9' 10" (4.17m x 3.00m)

KITCHEN

10' 10" x 9' 10" (3.30m x 3.00m)

DOUBLE BEDROOM

12' 3" x 9' 10" (3.73m x 3.00m)

BATHROOM

6' 10" x 6' 6" (2.08m x 1.98m)

TOTAL SQUARE FOOTAGE

42.2 sq.m (454 sq.ft) approx.

OUTSIDE THE PROPERTY

LONG REAR GARDEN

ALLOCATED PARKING TO THE REAR





ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge freezer, washing machine, all carpets, blinds and light fittings and new boiler (2021).

ADDITIONAL INFORMATION

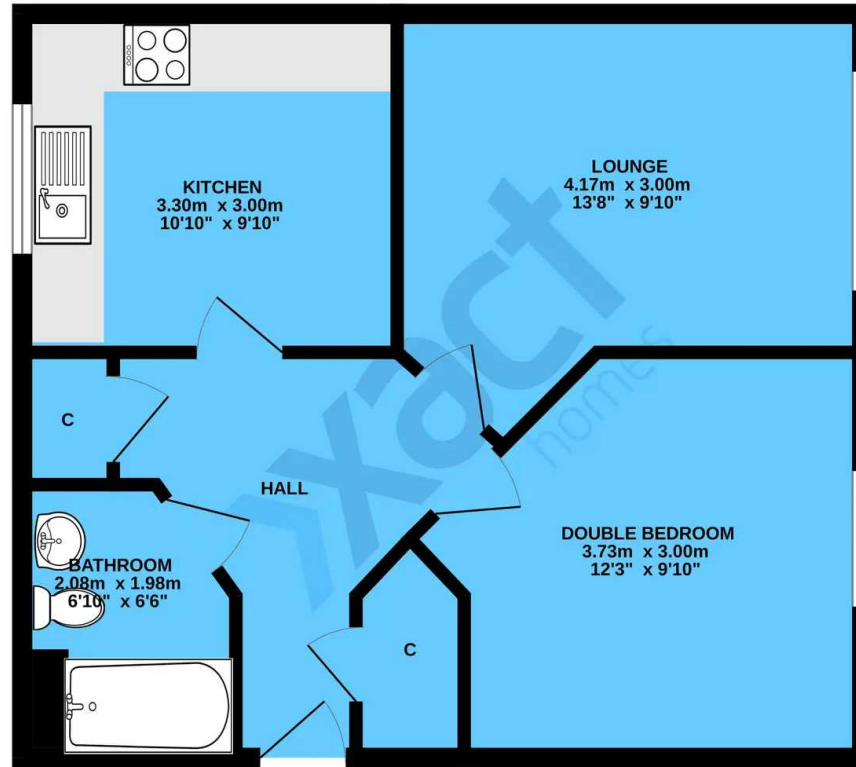
Services - mains gas, electricity and sewers.
Broadband - Fibre optic. Service charge - £1,200 pa

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
42.2 sq.m. (454 sq.ft.) approx.



TOTAL FLOOR AREA: 42.2 sq.m. (454 sq.ft.) approx.

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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