



## Albany Meadows Albany Lane, Balsall Common

Guide Price £460,000





## PROPERTY OVERVIEW

This luxurious two bedroom retirement bungalow is presented in showhome condition throughout, being peacefully located on the edge of Balsall Common and benefiting from a wide South facing decked balcony overlooking open countryside. Originally built in 2018 thereby having the balance of the new build warranty the property is beautifully presented and provides potential purchasers with:- canopy porch, entrance hallway, large living room with french doors to the decked balcony, kitchen with integrated appliances, two double bedrooms (1 x en-suite) and a luxury bathroom.

Outside the property has a stunning full width decked balcony overlooking open countryside and an allocated parking space to the front of the property.

Albany Meadows is a retirement development providing independent living accommodation exclusively for the over 55's, in addition to providing an on-site manager and emergency call system the main centre offers a range of optional social activities including pilates, bridge, cribbage and Tai Chi. For more details visit [www.albanymeadows.co.uk](http://www.albanymeadows.co.uk).

Viewing is by appointment with Xact on 01676 534 411.





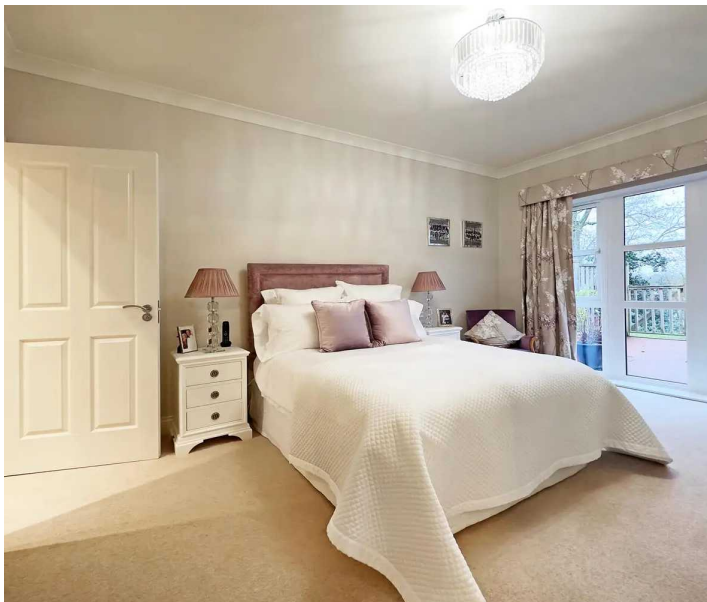
#### PROPERTY LOCATION

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: D

Tenure: Leasehold

- Two Bedroom Retirement Bungalow
- Beautifully Presented Throughout
- South Facing Decked Balcony Overlooking Open Countryside
- En-Suite Principal Bedroom
- Pets Allowed
- On-Site Manager & Emergency Call System
- Allocated Parking
- Energy Efficient (EPC B)





#### **CANOPY PORCH**

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

20' 6" x 12' 2" (6.25m x 3.70m)

#### **KITCHEN**

12' 2" x 8' 9" (3.70m x 2.66m)

#### **BEDROOM ONE**

15' 4" x 11' 8" (4.68m x 3.56m)

#### **BEDROOM TWO**

14' 5" x 10' 6" (4.40m x 3.19m)

#### **ENSUITE**

#### **BATHROOM**

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 126.0 sq.m. = 1356 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

**FULL WIDTH SOUTH FACING DECKED BALCONY**

**AN ALLOCATED PARKING SPACE**





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

Integrated oven, integrated hob, extractor, microwave, fridge freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings and a bin shed.

#### **ADDITIONAL INFORMATION**

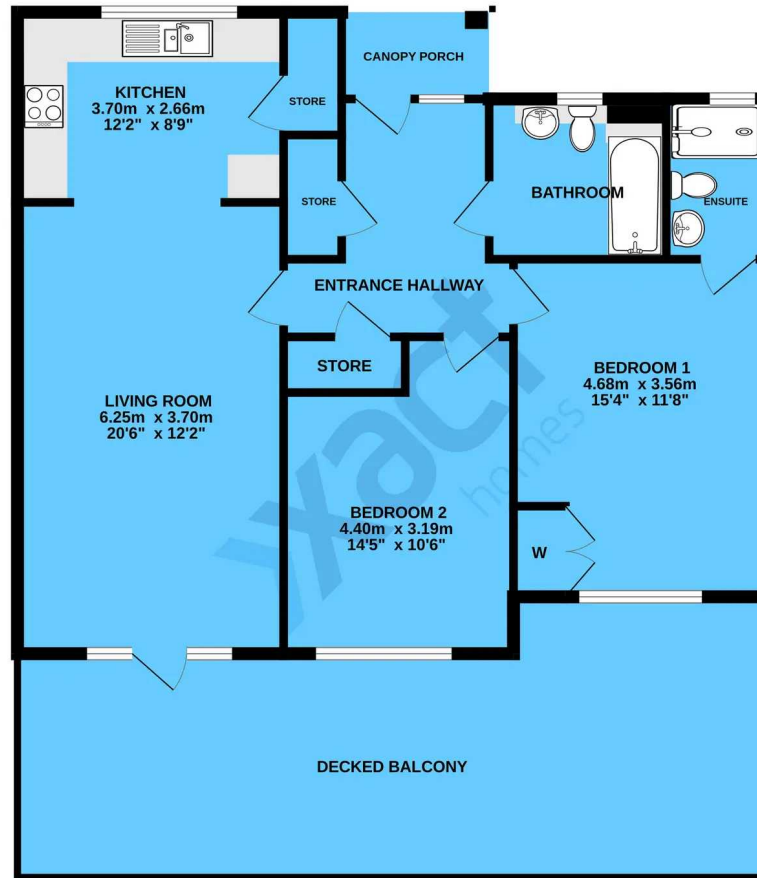
Services - electricity and mains sewers. Loft space - boarded with ladder and lighting. Service charge - £3900 (pa). Ground rent - £300 (pa).

#### **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



TOTAL FLOOR AREA : 126.0 sq.m. (1356 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.  
Made with Metroplan ©2024



**Xact Homes**

170 Station Road, Balsall Common – CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
SALES & LETTINGS

