



## Winterdene, Kenilworth Road

Guide Price £160,000



#### PROPERTY OVERVIEW

This recently refurbished and very well presented two bedroom first floor apartment is conveniently located for access to the village centre and is available to purchase with no onward chain.

Part of the popular 'Winterdene' retirement complex, the property provides potential purchasers with:- reception hall, recently refitted kitchen, lounge, modern shower-room, two bedrooms (both with fitted wardrobes) and a allocated parking space.

Viewing is by prior appointment with Xact on 01676 534 411.



- Refurbished First Floor Retirement Apartment
- No Onward Chain
- Two Bedrooms
- Well Presented Throughout
- Modern Shower Room
- Close to Village Centre
- Allocated Parking
- Stairlift
- Emergency 'On Call' Support



#### 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

#### RECEPTION HALL

##### LOUNGE

14' 1" x 11' 0" (4.29m x 3.35m)

##### KITCHEN

10' 0" x 6' 3" (3.05m x 1.91m)

##### BEDROOM ONE

14' 1" x 7' 8" (4.29m x 2.34m)

##### BEDROOM TWO

11' 7" x 7' 7" (3.53m x 2.31m)

##### SHOWER ROOM

##### TOTAL SQUARE FOOTAGE

49 sq.m (527 sq.ft) approx.





#### **OUTSIDE THE PROPERTY**

#### **ALLOCATED PARKING SPACE**

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

Integrated oven, integrated hob, extractor, fridge, freezer and all carpets, curtains and blinds.

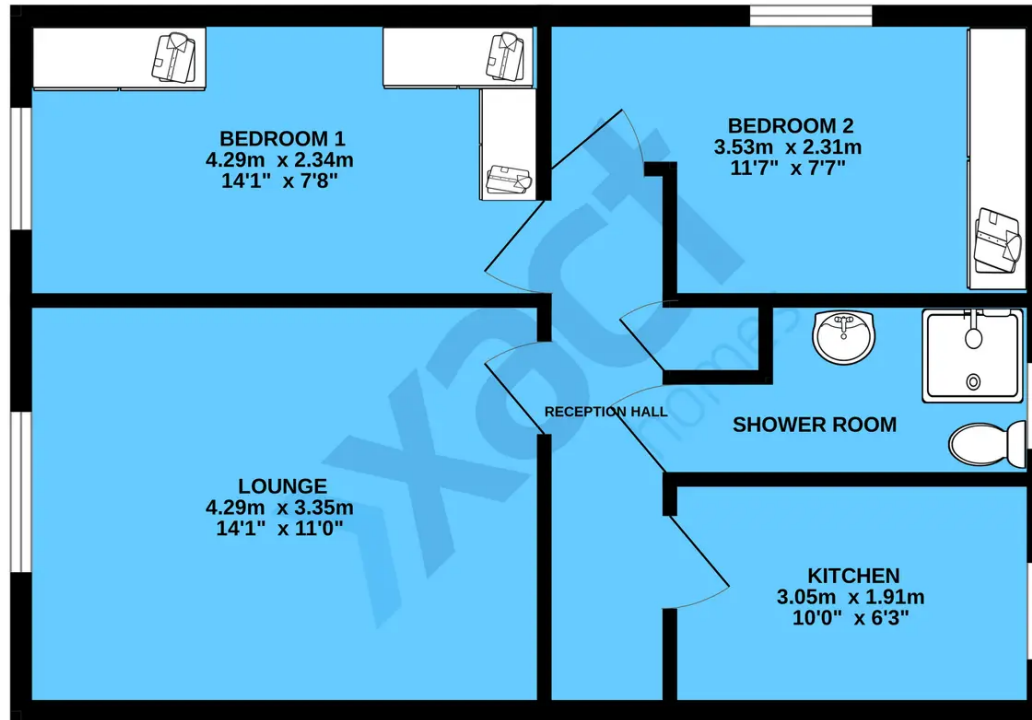
#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.  
Broadband - BT - currently disconnected. Service charge - £1,980 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.

# FIRST FLOOR



TOTAL FLOOR AREA: 49.0 sq.m. (527 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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