



## Rose Court, Kenilworth Road

Offers in Region of £120,000





#### PROPERTY OVERVIEW

This two bedroom first floor retirement apartment is within walking distance to the village shops and bus stop and is offered to the market with no upward chain. Developed by McCarthy & Stone the site offers 24 hour care line response, lift, communal lounge, laundry and guest facilities, communal gardens and off road parking. Briefly the property affords:- entrance hallway, lounge/dining room, kitchen, two bedrooms and shower room.

#### 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





- First Floor Two Bedroom Retirement Apartment
- Lounge / Dining Room
- Re-Fitted Shower Room
- Walking Distance to Village Centre
- On-site House Manager & Careline Response
- Laundry & Guest Facilities
- Off Road Parking

#### **LIFT**

#### **ENTRANCE HALLWAY**

#### **LOUNGE / DINING ROOM**

17' 9" x 15' 9" (5.40m x 4.80m)

#### **KITCHEN**

9' 2" x 6' 1" (2.80m x 1.85m)

#### **BEDROOM ONE**

17' 5" x 8' 8" (5.30m x 2.65m)

#### **BEDROOM TWO**

14' 1" x 8' 10" (4.30m x 2.70m)

#### **SHOWER ROOM**

7' 7" x 4' 11" (2.30m x 1.50m)

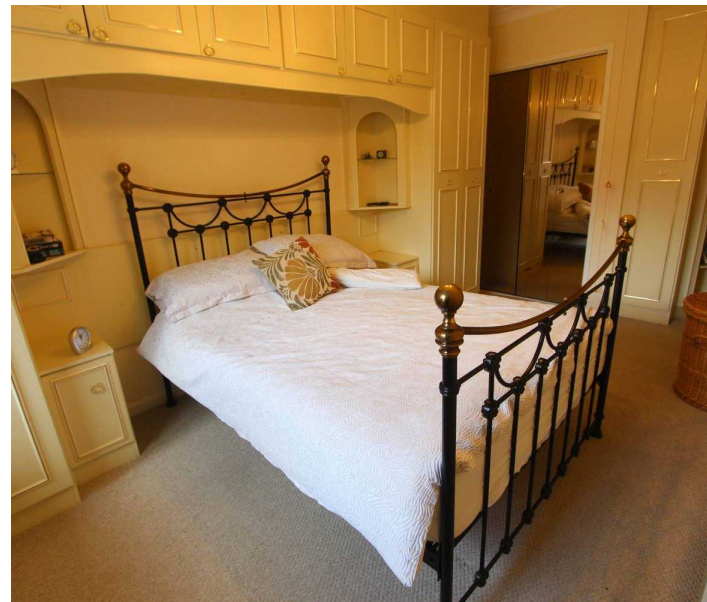
#### **TOTAL SQUARE FOOTAGE**

Total floor area: 67.9 sq.m. = 731 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **COMMUNAL GARDENS**

#### **OFF ROAD PARKING**





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

Free standing cooker, extractor, fridge freezer, all carpets, all curtains, all blinds, fitted wardrobes in both bedrooms and all light fittings. There is a washing machine and tumble dryer in the wash room at Rose Court. Some furniture will be available if required.

#### **ADDITIONAL INFORMATION**

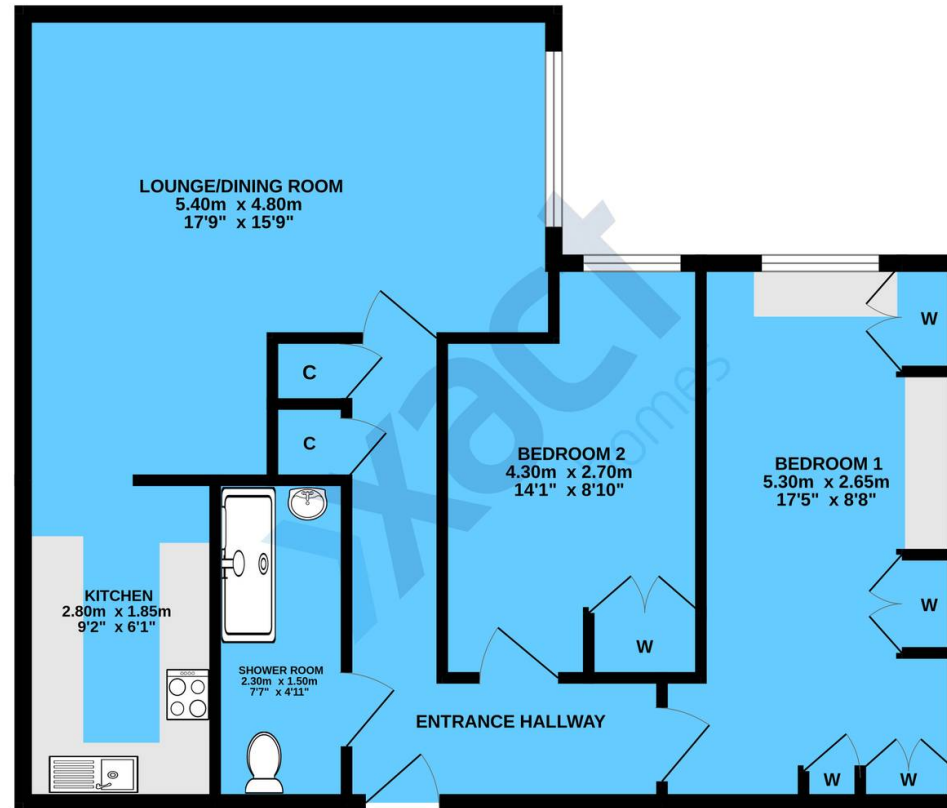
Services - electricity and mains sewers. Ground rent - £553.68 (pa). Service charge - £5,000.00-£5,222.00 (pa) as it varies.

#### **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.



1ST FLOOR  
67.9 sq.m. (731 sq.ft.) approx.



TOTAL FLOOR AREA: 67.9 sq.m. (731 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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