



## Station Road, Balsall Common

Offers in Region of £159,000







#### PROPERTY OVERVIEW

Located in the heart of Balsall Common providing easy access to the village centre is this contemporary first floor one bedroom apartment. Being less than 10 years old the property retains the balance of the new build guarantee and provides potential purchasers with a ready to move into home that offers;- open plan living / dining / kitchen room, double bedroom with fitted wardrobes & an en-suite shower room. Outside the property has an allocated parking space and access to a communal bike store.

Viewing is by appointment only with Xact on 01676 534 4511.

#### 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: A

Tenure: Leasehold







- No Onward Chain
- Allocated Parking Space
- Double Bedroom with Fitted Wardrobe
- Integrated Kitchen Appliances
- Central Village Location
- Long Lease
- Communal Bike Store

**OPEN PLAN LIVING / KITCHEN / DINER**

23' 5" x 14' 8" (7.13m x 4.47m)

**BEDROOM**

11' 0" x 10' 11" (3.35m x 3.32m)

**SHOWER ROOM**

10' 11" x 4' 1" (3.32m x 1.25m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 42 sq.m. = 452 sq.ft. approx.





#### **ALLOCATED PARKING SPACE**

#### **ACCESS TO COMMUNAL BIKE STORE**

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

Oven, hob, extractor and washing machine, all carpets, curtains, blinds and light fittings and fitted wardrobes.

#### **ADDITIONAL INFORMATION**

Services - Mains electricity and water on a meter.

Service Charge - £1820.00 pa Ground Rent - £140.00 pa

#### **INFORMATION FOR POTENTIAL BUYERS**

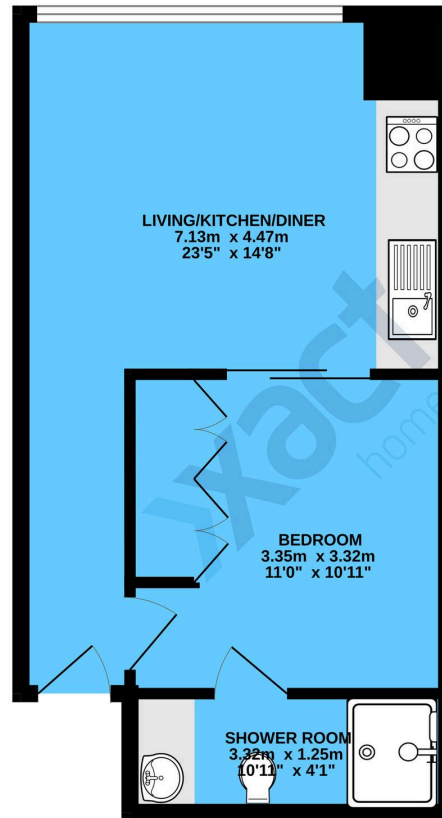
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







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.  
Made with Metropix ©2024.

**Xact Homes**

170 Station Road, Balsall Common – CV7 7FD

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

