



Kenilworth Road, Balsall Common

Guide Price £115,000







#### PROPERTY OVERVIEW

A ground floor one bedroom retirement property set within walking distance to the village centre and offered to the market with no upward chain. The property benefits from; lounge/diner with patio door onto patio area overlooking communal gardens, kitchen with integrated appliances, bedroom with built in wardrobe, accessible shower room, communal lounge, communal gardens, on-site house manager and 24-hour care line response.

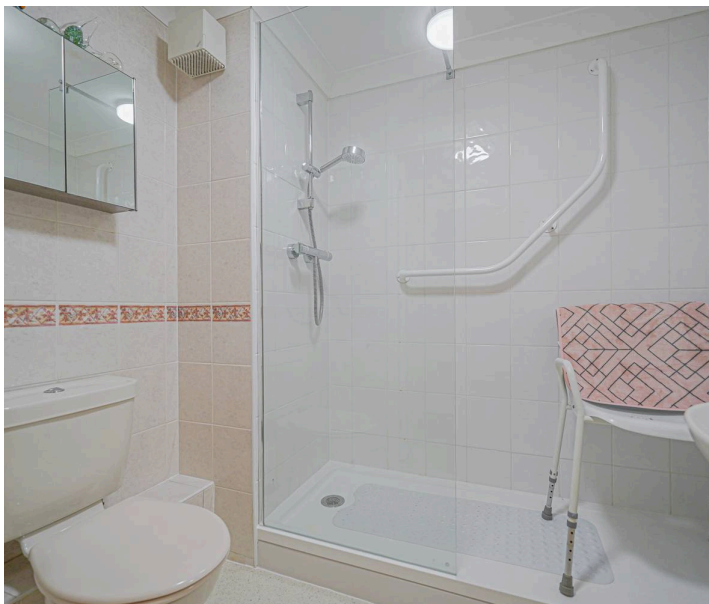
Viewing is by appointment only with Xact on 01676 534 411.

#### 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: C

Tenure: Leasehold







- One Bedroom Retirement Apartment
- Ground Floor
- Lounge/Diner Opening Onto Patio Area
- Kitchen with Fitted Appliances
- No Upward Chain
- Close to Village Centre
- On-Site House Manager
- 24 Hour Care Line Response







#### **ENTRANCE HALL**

#### **LOUNGE / DINER**

17' 8" x 11' 2" (5.38m x 3.40m)

#### **KITCHEN**

9' 0" x 5' 9" (2.74m x 1.75m)

#### **BEDROOM**

15' 6" x 9' 6" (4.72m x 2.90m)

#### **SHOWER ROOM**

6' 10" x 5' 8" (2.08m x 1.72m)

#### **TOTAL SQUARE FOOTAGE**

50.8 sq.m (547 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **COMMUNAL GARDENS**





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

Integrated oven, integrated hob, kitchen extractor, microwave, fridge, freezer, all carpets, all curtains, all light fittings and fitted wardrobe in bedroom.

#### **ADDITIONAL INFORMATION**

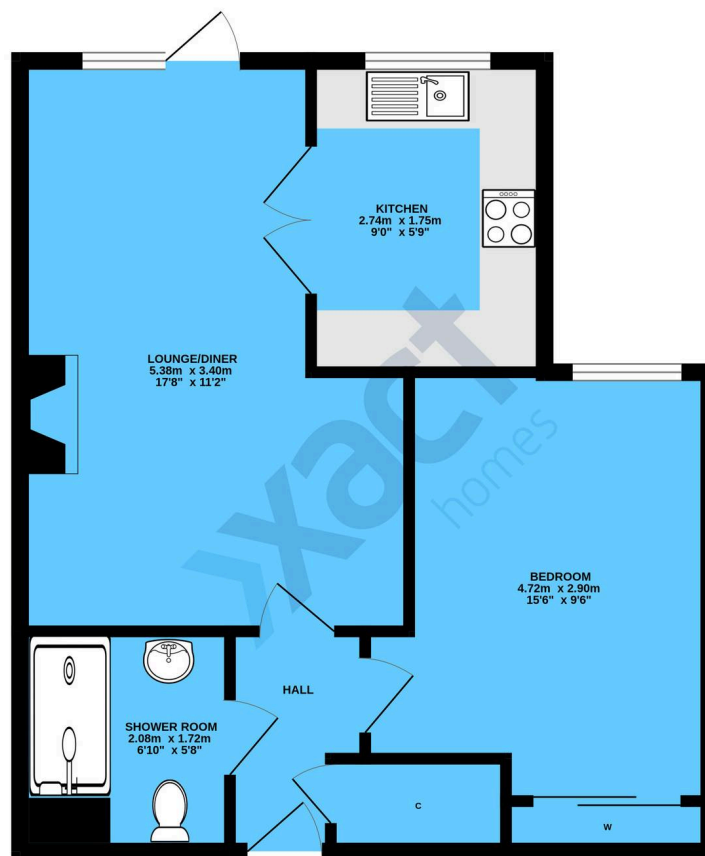
Services - direct mains water (with water meter), sewers and electricity. Service charge - £5,294.00 pa. Ground rent - £395.00 pa.

#### **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



TOTAL FLOOR AREA: 50.8 sq.m. (547 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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