



Kenilworth Road, Balsall Common
£169,950

xact
HOMES



PROPERTY OVERVIEW

This second floor two bedroom retirement apartment is within walking distance to the village centre and is available to purchase with no onward chain.

Being well presented throughout and benefitting from lift to access the 2nd floor, double shower cubicle with grab rails, 24 hour careline response and an on-site house manager (Monday - Friday 9:00 - 5:00), the property is designed to provide independent living in a secure supported environment.

In summary, the accommodation provides potential purchasers with:- wide entrance hallway with a large storage cupboard, good size living / dining room with new gas fire overlooking the gardens, newly fitted kitchen with integrated appliances, principal bedroom with built in wardrobe, second double bedroom and an modernised shower room.

The development benefits from a secure door entry system, communal lounge, guest suite, launderette, well maintained gardens and a number of organised social activities for residents to participate in, if they wish. The site has ample unallocated parking for use by residents and guests.

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: C

Tenure: Leasehold

- Larger Style Retirement Apartment
- Second Floor with Lift Access
- Kitchen with Integrated Appliances
- Large Living / Dining Room
- Re-Fitted Shower Room
- Two Double Bedrooms
- No Onward Chain
- On-Site Parking

ENTRANCE HALLWAY

LIVING/DINING ROOM

23' 5" x 17' 11" (7.15m x 5.45m)

KITCHEN

7' 3" x 7' 0" (2.21m x 2.13m)

PRINCIPAL BEDROOM

13' 2" x 8' 11" (4.01m x 2.73m)

BEDROOM TWO

11' 11" x 8' 1" (3.63m x 2.46m)

SHOWER ROOM

7' 0" x 5' 7" (2.13m x 1.70m)

TOTAL SQUARE FOOTAGE

68.8 sq.m (741 sq.ft) approx.



OUTSIDE THE PROPERTY

AMPLE PARKING

WELL MAINTAINED GARDENS

COMMUNAL LOUNGE, GUEST SUITE & LAUNDERETTE

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, Zanussi extractor, Zanussi fridge/freezer, AEG dishwasher, all carpets, curtains and light fittings and fitted wardrobes in one bedroom. There are other furniture items which can be included on request.

ADDITIONAL INFORMATION

Services - mains electricity and sewers. Broadband - FTTP (fibre to the premises). Service charge - £7,943.48 pa. (2025-26). Ground rent - £460 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.

SECOND FLOOR



TOTAL FLOOR AREA: 68.8 sq.m. (741 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features 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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