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Kenilworth Road
Balsall Common, Coventry, , CV7 7DQ

Asking Price Of £145,000

Property Features

- 1 Bedroom, 1st floor spacious retirement apartment close to village centre
- Emergency pull cord system and door intercom
- Spacious living/dining area with Juliet balcony
- Shower room with double sized shower
- Kitchen with various
- Electric storage heating and double glazing

Full Description

BALSALL COMMON VILLAGE

Balsall Common offers a superb village community surrounded by beautiful countryside and offering a wealth of excellent local amenities. A desirable village located 7 miles from Solihull centre. There is a regular bus and train service, which affords easy access to Coventry, Solihull, Leamington Spa and Birmingham City Centre.

Balsall Common is located within easy reach of motorway networks, Birmingham International Airport, International train station and the National Exhibition Centre.

Balsall Common has a well established community, with a huge choice of community groups/interests for all age groups. The village offers a good selection of shops including restaurants, coffee shops, convenience stores and hairdressers. The village benefits from a modern health centre, opticians and several dental practices.

KNIGHT COURT DEVELOPMENT

McCarthy and Stone offers independent, active living for retirement age occupants. Located on Kenilworth Road within a few minutes walk to the village centre offering an abundance of shops, mini-supermarkets and facilities. The medical centre and dental surgery is easily accessible too.

This development benefits from an on-site house manager and 24-hour care line response. A wonderful community spirit with communal lounge, guest suite, launderette and beautiful communal gardens. Coffee mornings and a regular fitness class are some of the events that are organised. There is unallocated parking on the development.

The apartment benefits from door entry system and the house manager's office is open Monday - Friday 9am-5pm.

APARTMENT IN BRIEF



Located on the 1st floor with a short stroll to the lift. A modern and neutrally presented apartment having the benefit of comfortable living /dining room benefiting from French doors and Juliet balcony. The apartment offers spacious entrance hallway with door entry security system and emergency pull cord control. The hallway also benefits from large cupboard space, perfect to store your ironing board and vacuum.

The kitchen is located just off the living space behind French doors and is well-equipped with a good compliment of integral appliances for all your needs.

The master bedroom is spacious having mirror fronted built-in wardrobes and window to front elevation. The shower room offers a double-sized shower, W.C and vanity unit with washbasin.

The communal gardens are tranquil and beautifully presented with a number of areas to sit and enjoy the fresh air and sunshine. The development benefits from communal living room and kitchen for relaxing with like-minded residents plus offering communal parking with disabled spaces too.

ENTRANCE HALL

3' 3" x 6' 9" (1.0m x 2.06m)

As soon as you step into this one bedroom apartment, you can see the space that is on offer here. The hallway has a door entry system to securely welcome guests inside the downstairs entrance. Emergency pull cord close by, smoke alarm and telephone socket. There is a large store cupboard leading off the hallway which is ideal for you to hang your hats, coats, shoes and all your cleaning equipment. The airing cupboard is also home to the electric water heating system and utility consumer box.

LOUNGE/DINER

13' 3" x 9' 7" (4.04m x 2.93m)

The spacious living area offers good floor space for your sofas and chairs to sit and relax whilst watching television or chatting to friends. Enjoy opening the French doors leading to Juliet balcony to let the summer air into the apartment while you sit and watch the world go about its daily chores. This room offers plenty of space for your dining table too set back from the living area. There is a TV connection point, mid height power sockets, telephone point and emergency pull cord. The living room is brightly decorated in a neutral style having contrasting light carpets. Dimplex storage heating and French doors leading into the kitchen.

KITCHEN



5' 9" x 9' 0" (1.76m x 2.75m)

The kitchen is located just off the living room with part glazed French doors opening out. The kitchen offers a good complement of beech-effect wall and base units with contrasting work surfaces. There are a number of integral appliances to include AEG electric hob, AEG extractor hood over with integral freezer underneath the hob. Integral fridge, Leisure stainless steel sink and drainer, AEG single oven and grill with Russell Hobbs microwave also built-in. A Dimplex electric fan heater. The kitchen enjoys a view out over the side elevation. Emergency pull cable.

BEDROOM

8' 7" x 15' 7" (2.63m x 4.75m)

This spacious bedroom is brightly and neutrally presented with light contrasting carpet. The bedroom affords good floor area for your bed, dressing table, and side units. In addition, there are fitted wardrobes with mirrored doors. Electric wall heater, telephone socket, mid-height power sockets and emergency pull cable. There is also a TV aerial point. The double glazed window affords a view out over the front of the development.

SHOWER ROOM

5' 7" x 6' 9" (1.72m x 2.07m)

Having the advantage of large shower with chrome mains-fed mixer tap, assisted hand rails and glass sliding doors. There is a vanity unit with an 'Armitage Shanks' wash basin having individual hot and cold chrome taps. Benefiting from easily maintained floor to ceiling tiling, vanity mirror with light over, electric heated towel rail, Dimplex wall heater and extractor. There is also an emergency pull cord. A spacious shower room all easily maintained.

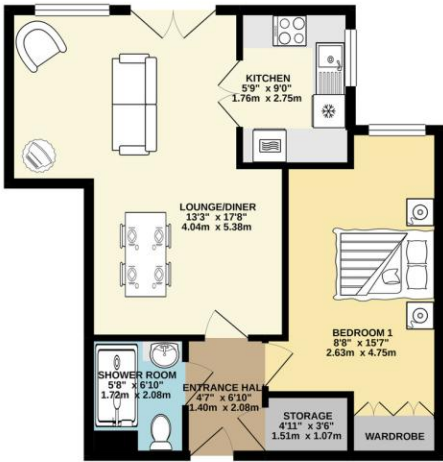
OUTSIDE SPACE

The development offers communal gardens to both front and rear. Beautifully tendered with a selection of restful areas to soak up the peace and quiet, sunshine and enjoy the company of other residents. Balsall Common benefits from local parks and open countryside near by if you enjoy tranquil walks or a ramble. Parking is offered on a communal basis with disable parking bays closer to the front door.

TECHNICAL

We are advised this property is leasehold with 125 year lease from 2005, please seek confirmation from your legal

GROUND FLOOR
534 sq. ft. (49.6 sq. m.) approx.



1 BEDROOM FLAT
TOTAL FLOOR AREA: 534 sq. ft. (49.6 sq. m.) approx.
*Measurements are for guidance only and are not intended to be used for any legal purpose. The actual measurements may vary slightly from those shown on the plan. The actual measurements may vary slightly from those shown on the plan. The actual measurements may vary slightly from those shown on the plan.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements