





Property Description

A beautiful light and airy luxury retirement bungalow for the over 55's, built to a high specification throughout, set in a fabulous countryside location on the edge of the village of Balsall Common with easy access to Solihull and Kenilworth. Comprising of entrance hall, open plan living/dining kitchen with a range of Bosch built in appliances and granite work surfaces, two double bedrooms, en suite to master, designer bathroom suite. Parking and Gardens. External CCTV, on site manager 9am-5pm, communal lounge, structural warranty.

Approach

Open canopy porch with wall light leading to front door, window to the side.

Entrance Hall

A welcoming hallway with coving to ceiling, radiator and two storage cupboards.

Lounge Area

20' 4" x 12' 2" (6.20m x 3.71m)

Patio door to the rear overlooking and leading to garden, full length windows either side, coving to ceiling, TV/FM/Sky connection point, radiator.

Kitchen Area

12' 1" x 8' 9" (3.68m x 2.67m)

Fitted with a range of base and wall mounted units with soft door closures, deep pan drawer units, pull out corner carousel, range of Bosch built in appliances to include four ring induction hob, stainless steel cooker hood above, electric oven and grill, combination microwave oven, slim line dishwasher, built in fridge/freezer, washer dryer. stainless steel sink unit with mixer tap, granite work surfaces, LED under unit lighting, walk in pantry, ceramic tiled floor, window to the front.

Bedroom One

15' 3" x 11' 8" (4.65m x 3.56m)

Full length feature window to the rear overlooking garden, built in wardrobe, coving to ceiling, radiator, TV/FM/Sky connection point, door through to en suite.

En Suite

Fitted with a white suite comprising of walk in shower cubicle with twin Grohe shower heads, low level WC, wash hand basin fitted into vanity unit with Grohe mixer tap, electric shaver point, wall mounted cosmetics cabinet, heated towel rail, ceiling down lighters, obscure glazed window to the front.

Bedroom Two

11' 8" Plus Door Recess x 10' 5" (3.56m Plus Door Recess x 3.17m)

Full length picture window to the rear overlooking garden, radiator,

Bathroom

Fitted with a white Roca suite comprising of bath with mixer shower over and glass screen, low level WC, wash hand basin with Grohe mixer tap fitted into vanity unit, wall mounted cosmetics cabinet, electric shaver point, heated towel rail, ceiling down lighters, obscure glazed window to the front.

Outside

Rear Of The Property

Large patio area suitable for entertaining and lawned area. Gated side access and brick built storage shed to the side.

Parking

To the side of the property there is an allocated parking space.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

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EPC Rating: B

view this property online atkinsonstilgoe.co.uk/Property/BAL105250

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Tenure: Leasehold



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