





Property Description

A lovely first floor spacious apartment, situated in the centre of Balsall Common village with access to shops, schools, amenities and local train station. Briefly comprising of security entry phone system, lift, open plan lounge and dining kitchen with Juliet balcony, two double bedrooms, two bathrooms, allocated parking with electric security gates. NO UPWARD CHAIN.

Entrance Hallway

Having security entry phone system, large walk in storage cupboard.

Open Plan Lounge / Kitchen

23' x 12' 9" (7.01m x 3.89m)

Fitted with a range of white gloss base and wall mounted units with complimentary work surfaces. Built in appliances to include; four ring electric hob with stainless steel oven and grill below, cooker hood above, fridge freezer, dishwasher, space and plumbing for automatic washing machine, down lighters, ceramic tiled floor, sink and drainer unit with mixer tap.

Light and airy lounge area having Juliet balcony to the front, further full height windows to the side and down lighters.

Bedroom One

13' 2" x 11' 2" (4.01m x 3.40m)

Having Juliet balcony to the front, built in wardrobes providing hanging and shelving space.

En Suite

Fitted with a white contemporary suite comprising of double walk in shower cubicle with mains shower fitted, wall hung wash hand basin with mixer tap, w/c, heated towel rail, ceramic tiled floor, cosmetics mirror and down lighters.

Bedroom Two

12' x 10' 9" (3.66m x 3.28m)

Having full length window to the front.

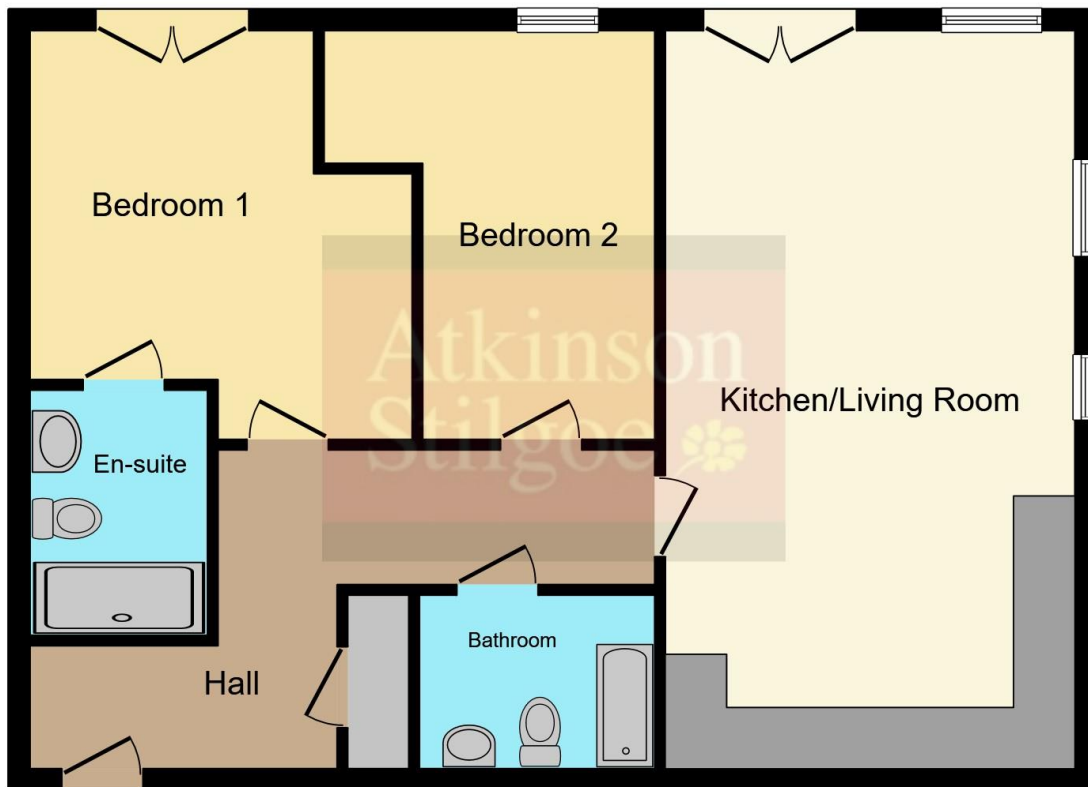
Family Bathroom

Fitted with a white contemporary suite comprising of bath with mixer tap and shower over with glass screen fitted, wall hung wash hand basin with mixer tap, w/c, ceramic tiling, cosmetics mirror, heated towel rail and down lighters.

Outside

To the rear of the property there is an allocated parking space accessed by an electric gate.





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/BAL105486

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. 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



Property Ref: BAL105486 - 0007