





Property Description

A spacious two-bedroom top floor apartment situated in the centre of Balsall Common village, with good access to shops, train station, schools and amenities. Briefly comprising of communal entrance hall, lounge, kitchen, two double bedrooms and bathroom. NO CHAIN.

Approach

Communal door leads to staircase rising to the first and second floor in turn leading into the personal entrance; door through to lounge.

Lounge

18' 5" x 11' 2" (5.61m x 3.40m)

Having double doors leading to balcony.

Kitchen

11' 1" x 7' 3" (3.38m x 2.21m)

Fitted with base and wall mounted units, work surfaces and stainless steel sink and drainer unit. Electric double oven and hob, space and plumbing for automatic washing machine and space for fridge and freezer; window to rear.

Bedroom One

11' 1" x 10' 7" (3.38m x 3.23m)

Window to front and fitted wardrobes.

Bedroom Two

11' 1" x 10' 6" (3.38m x 3.20m)

Window to rear and fitted wardrobes.

Bathroom

Fitted with a white suite comprising of bath, low-level WC, wash hand basin, obscure glazed window to side.

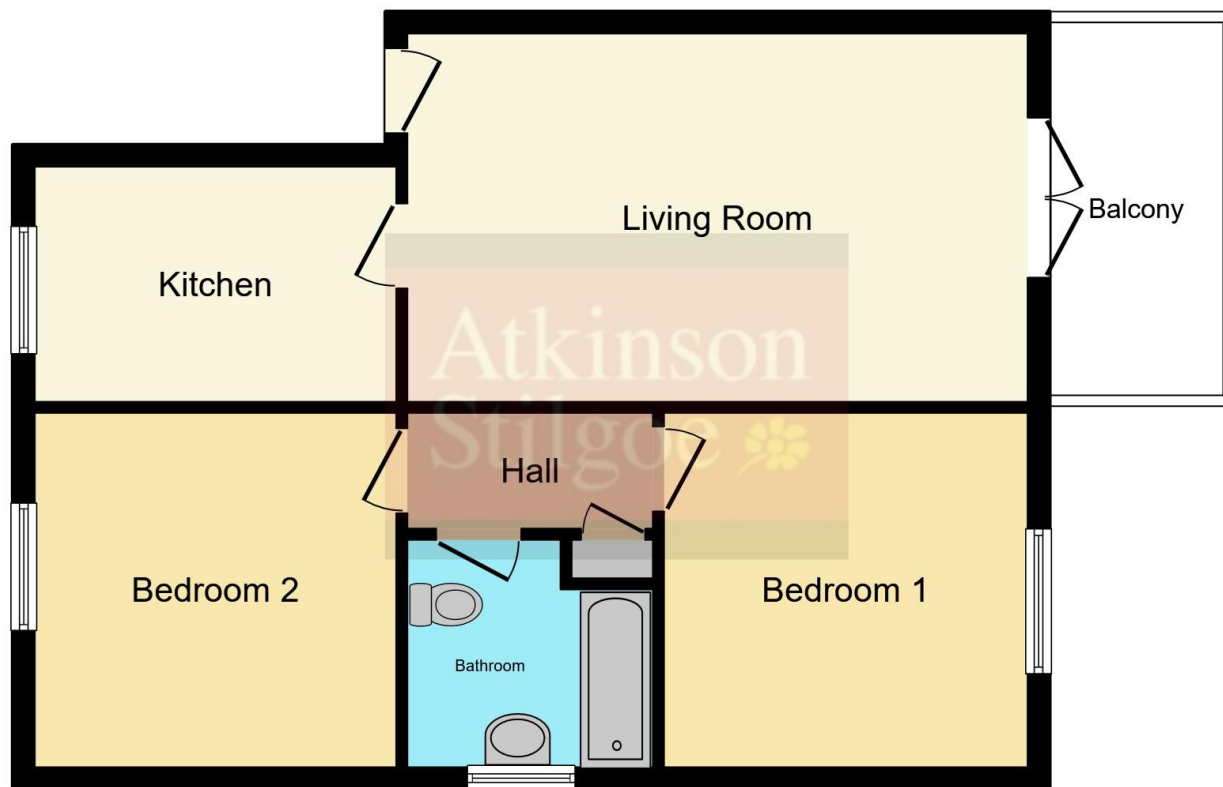
Balcony

Doors from the lounge onto balcony with space for table and chairs.

Outside

There is communal parking.





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

T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating: C

view this property online atkinsonstilgoe.co.uk/Property/BAL105577

This is a Leasehold property with details as follows; Term of Lease 110 years from 26 Jun 2003. 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

