





Property Description

A lovely two-bedroom ground floor apartment with lease extended to 137 years, situated in the sought after location in the centre of Meriden Village with views over the duck pond. Briefly comprising, lounge, kitchen, two bedrooms and bathroom. In addition, there is a garage. No upward chain

Approach

Front door leads through to entrance hall.

Kitchen

7' 4" x 6' 6" (2.24m x 1.98m)

Fitted with base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, four ring electric hob with oven and grill, space and plumbing for automatic washing machine and space for fridge freezer.

Lounge

13' 2" x 12' 7" (4.01m x 3.84m)

Having electric fire, window to the front.

Bedroom One

10' 8" Max x 12' 7" (3.25m Max x 3.84m)

Window to the rear.

Bedroom Two

8' 8" x 7' 10" (2.64m x 2.39m)

Window to the rear.

Bathroom

Fitted with a white suite comprising of bath with electric shower over, low level WC, wash hand basin and window to the side.

Outside

There is a garage on block and communal gardens.





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: Awaited

view this property online atkinsonstilgoe.co.uk/Property/BAL106148

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1972. 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.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Tenure: Leasehold



See all our properties at www.atkinsonstilgoe.com | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAL106148 - 0004