

## Property Description

A fantastic opportunity to purchase a two bedroom bungalow on the doorstep of Balsall Common Village, putting you within short walking distance of shops, restaurants and transport links. Offered with no upward chain, this low maintenance property for over 58s benefits from 24 hour support. Briefly comprising entrance hall, living room, separate kitchen, level-access shower room and two good sized bedrooms.

## Approach

Set back from the road, the front of the property is accessed from a private courtyard.

## Inner Hallway

Loft access and airing cupboard housing the hot water tank.

## Kitchen

9' 5" x 7' ( 2.87m x 2.13m )

Fitted with base and wall mounted units with complementary work surface, stainless steel sink and drainer unit, wall mounted central heating boiler, tiled flooring, space for oven and fridge freezer, window to the front.

## Lounge

14' 6" x 10' 7" ( 4.42m x 3.23m )

Window to the front and side, carpet flooring, electric feature fire.

## Bedroom One

13' x 8' ( 3.96m x 2.44m )

Window to the front.

## Bedroom Two

9' 8" x 7' 1" ( 2.95m x 2.16m )

Window to the rear.

## Wet Room

Fitted with a white suite comprising of low level WC, wash hand basin, level access shower with glass screen, obscure glazed window to the rear.

## Outside

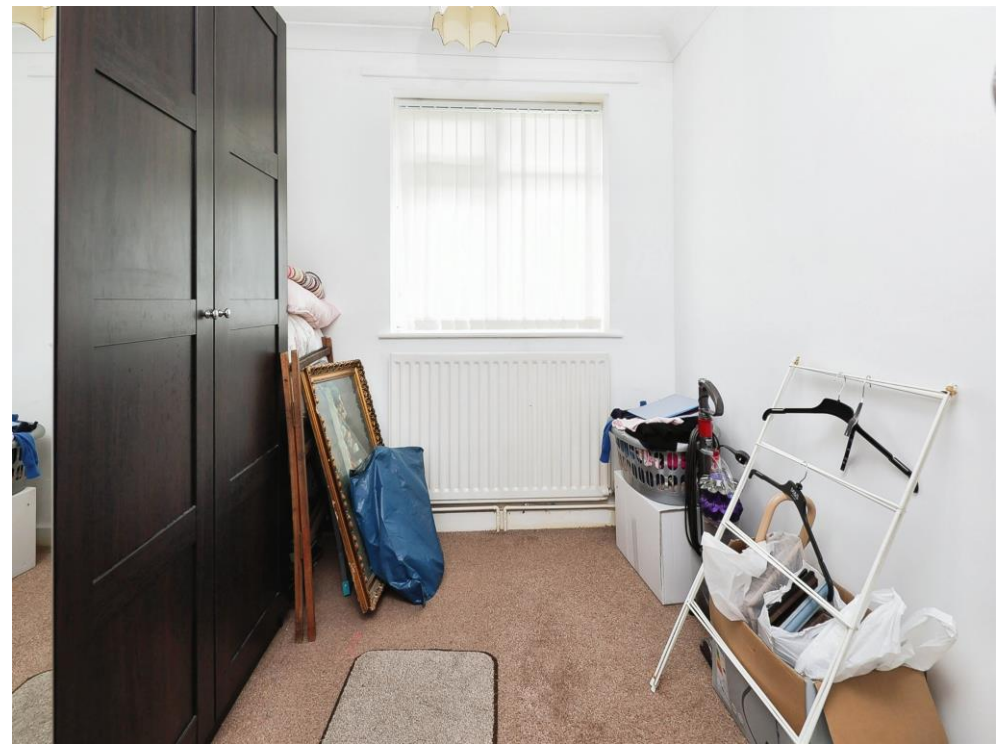
There are parking spaces to the front of Winterdene and to the front of the property.

## Garden

Communal garden area to the rear.

## Agents Note

Retirement bungalow for over 58s.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Atkinson Stilgoe on

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**EPC Rating: C**

**view this property online [atkinsonstilgoe.co.uk/Property/BAL106194](http://atkinsonstilgoe.co.uk/Property/BAL106194)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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Property Ref: BAL106194 - 0004



Tenure: Leasehold

