







## Property Description

**\*\*NO CHAIN\*\***

A large two bedroom ground floor apartment situated in the popular area of Balsall Common, within walking distance of local shops, schools and parks with scenic walks. Easy access to Birmingham airport and Coventry town centre via train. Briefly comprising living/dining room, kitchen, two bedrooms, one with en suite, and family bathroom.

## Entrance Hallway

Two storage cupboards, laminate flooring.

## Lounge

21' 8" Max x 11' 11" ( 6.60m Max x 3.63m )

Bay window to the front.

## Kitchen

10' 4" x 8' ( 3.15m x 2.44m )

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, appliances to include electric oven with gas hob and cooker hood above, Neff integrated dishwasher, Beko washer dryer, Neff integrated fridge freezer, cupboard housing central heating boiler, Window to the rear.

## Bedroom One

14' 1" Max x 10' 2" ( 4.29m Max x 3.10m )

Built-in wardrobe providing hanging and shelving space, window to the front.

## Ensuite

Fitted with a white suite comprising low-level WC, wash hand basin with mixer tap, separate shower cubicle with electric shower fitted, heated towel rail, obscure glazed window to the front.

## Bedroom Two

10' 2" x 9' 9" ( 3.10m x 2.97m )

Fitted wardrobes providing hanging and shelving space, window to the rear.

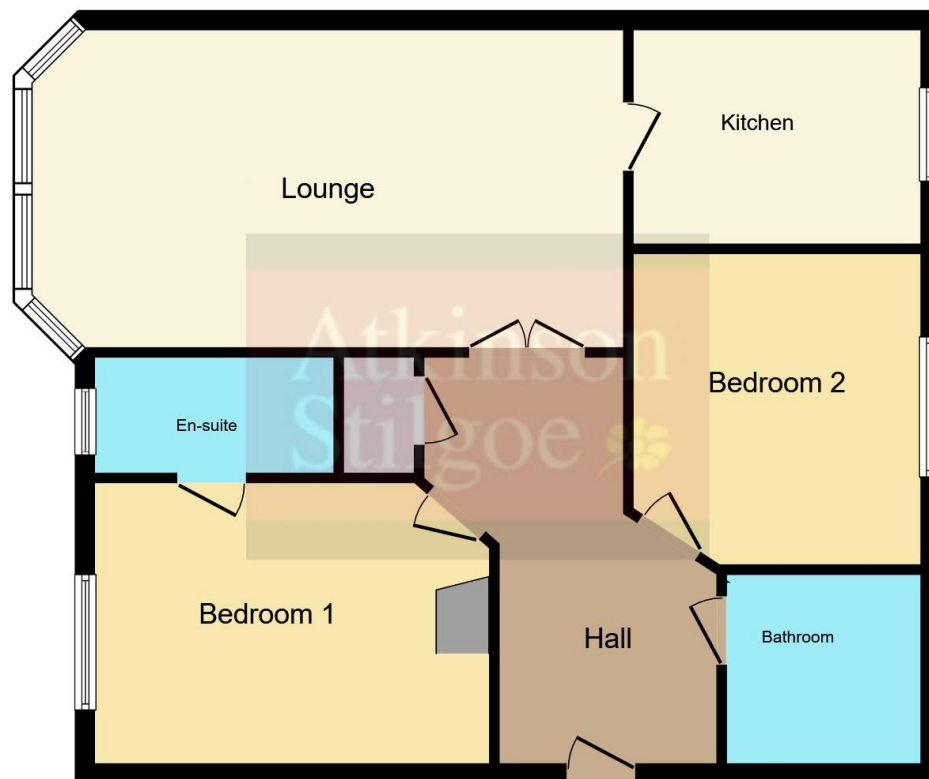
## Family Bathroom

Fitted with low-level WC, wash hand basin, bath with mixer tap, heated towel rail and extractor fan.

## Outside

To the front of the property there is allocated and visitor parking with landscaped areas.





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)

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**EPC Rating: C**

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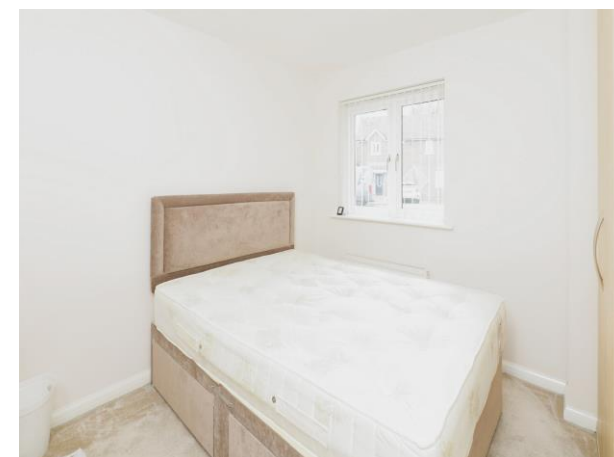
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Property Ref: BAL106189 - 0004



Tenure: Leasehold

