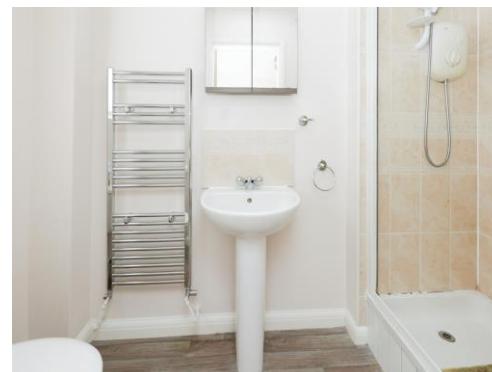




Atkinson
Stilgoe 

Ash Court Kenilworth Road
Balsall Common



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

To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating: C Council Tax
 Band: C

Service Charge: 751.19 Ground Rent:
 Ask Agent

Tenure: Leasehold

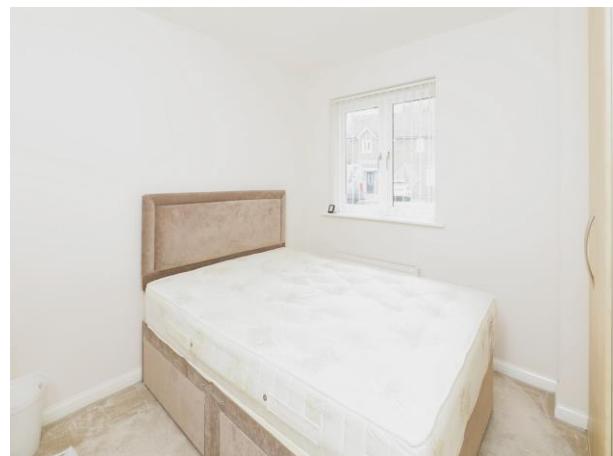
view this property online atkinsonstilgoe.co.uk/Property/BAL106189

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 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.

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.

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