



Rose Court Kenilworth Road Balsall Common CV7 7ES

for sale
£109,000



Property Description

A lovely two bedroom first floor apartment set back from the main road for over 55s located in Rose Court retirement complex, originally built by McCarthy and Stone, situated close to the village centre. Briefly comprising lounge/dining room, kitchen, two bedrooms and shower room. In addition, there are lovely communal areas to include good size lounge, communal gardens, laundry, parking, on-site manager and lift to the first floor. NO CHAIN

Approach

Via front door into entrance hallway.

Entrance Hallway

Having three cupboards for storage.

Lounge/Dining room

25' 1" Maximum x 14' 10" Maximum (7.65m Maximum x 4.52m Maximum)

Two windows to the side and front, feature fireplace electric fire fitted, two thermostatic controlled electric radiators.

Kitchen

7' 4" x 6' 9" (2.24m x 2.06m)

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, appliances to include oven and fridge freezer.

Bedroom One

18' 11" Maximum x 9' 6" (5.77m Maximum x 2.90m)

Having fitted wardrobes providing hanging and shelving space, electric storage heater, window to the front.

Bedroom Two

13' 1" Maximum x 9' 8" (3.99m Maximum x 2.95m)

Having fitted wardrobes, provision hanging and shelving space, electric storage heaters, window to the front.

Shower Room

Fitted with a sweet comprising of low-level WC, wash hand basin with mixer tap, shower cubicle with electric shower fitted, extractor fan.

Outside

Communal Areas.

Includes kitchen area, laundry with seating and TV, doors leading out to lovely communal gardens, guest suite available for visitors at a discounted price of £20 for a single room and £25 for a double.

Communal Gardens

To the front of the property there are gardens with walkway through to large communal garden, laid mainly to lawn, trees, shrubs and borders, seating area to the front and rear of Rose Court, there is plenty of communal parking.





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: D Council Tax
 Band: C

Service Charge:
 5126.00

Ground Rent:
 500.00

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106312

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1988. 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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