







## Property Description

A fantastic two bedroom bungalow in the wonderful Michael Blanning Place development in the sought after Balsall Common. The property features a spacious kitchen with a large living room and two good sized bedrooms. Sitting in the over 58s independent living development, this property offers the perfect balance of independence and help on hand when needed.

## Entrance Hallway

Two storage cupboards, one housing gas fired boiler.

## Lounge

16' 9" x 9' 11" ( 5.11m x 3.02m )

Feature fireplace with electric fire fitted, window and patio doors to the rear overlooking and leading to garden.

## Kitchen

12' 2" x 8' 11" Maximum ( 3.71m x 2.72m Maximum )

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 and grill with microwave oven and electric hob with cooker hood above, integrated dishwasher, automatic washing machine and fridge freezer, window to the front.

## Bedroom One

11' 7" Maximum x 10' 8" ( 3.53m Maximum x 3.25m )

Built-in wardrobes providing hanging and shelving space, window to the rear overlooking garden.

## Bedroom Two

10' 10" Into Bay x 7' 2" ( 3.30m Into Bay x 2.18m )

Window to the front.

## Shower Room

Fitted with a suite comprising low-level WC, wash hand basin fitted into vanity unit, shower, built-in linen cupboard providing storage, shaver point, extra extractor fan and obscure glazed window to the side.

## Outside

Communal part paved part lawned area.







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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150 Station Road Balsall Common  
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EPC Rating:  
Awaited

Council Tax  
Band: D

Service Charge:  
3277.00

Ground Rent:  
125.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Mar 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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