





Property Description

This attractive ground floor apartment is set within the sought-after Bannerbrook Park development, offering convenient access to local train services, shops, schools, and everyday amenities.- Secure entry phone system leading to a welcoming communal hallway, briefly comprising stylish open-plan lounge and kitchen area, good size double bedroom and bathroom. Perfectly suited for first-time buyers or investors, this modern home combines comfort, practicality, and an excellent location.

Approach

Communal entrance door with intercom system.

Communal Hallway

Large built in storage cupboard, having space and plumbing for automatic washing machine, door through to:

Lounge

13' 2" x 13' (4.01m x 3.96m)

Two full height windows to the rear.

Kitchen

9' 4" x 5' (2.84m x 1.52m)

Fitted with base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include electric oven with hob and cooker hood above and integrated fridge freezer.

Bedroom One

10' 2" x 9' 1" (3.10m x 2.77m)

Full length window to the rear.

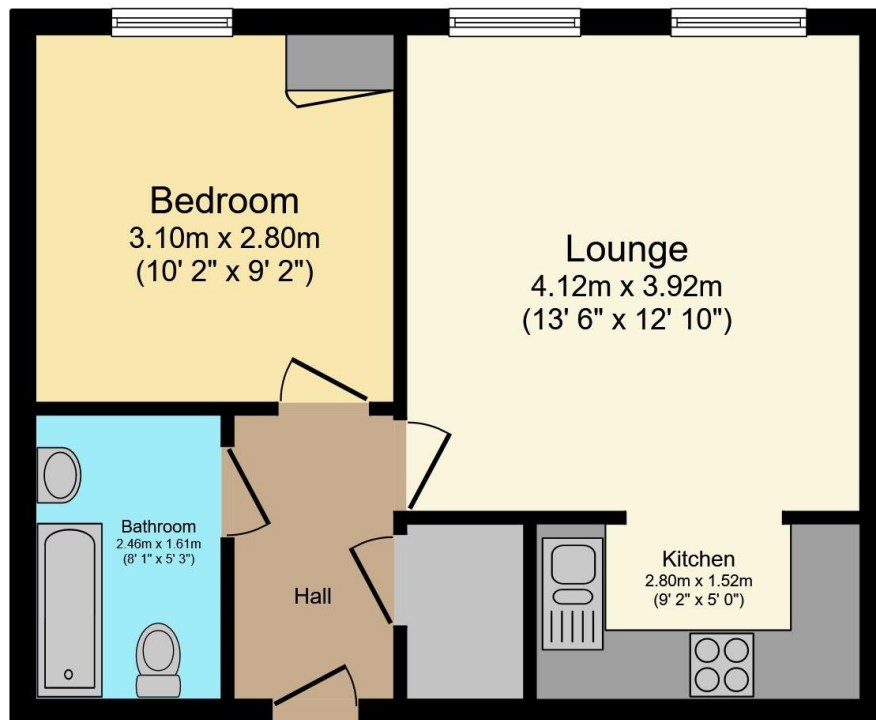
Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin, bath with shower over and shower screen and extractor fan.

Outside

Communal parking.





Total floor area 40.9 m² (440 sq.ft.) approx

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.propertybox.io



To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common
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EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106652

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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