



Kenilworth Road

Balsall Common, Coventry, , CV7 7ES

Asking Price Of £89,950

# Property Features

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- A spacious one bedroom first floor apartment
- Convenient for Balsall Common village
- Spacious lounge/diner with garden views
- Large bedroom with fitted wardrobe and garden view
- Hallway with assistant rails
- Double glazed and electric heating

## Full Description

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### HALLWAY

3' 1" x 11' 3" (0.96m x 3.45m)

Welcome inside this spacious one bedroom apartment. The hallway affords access to the living room, bedroom and shower room. Neutrally presented with contrasting carpets, with access to the loft space. In addition, there are assisted rails and mid height light switches as well as the emergency pull cord control. A Creda "Automatic" storage heater.

### LOUNGE/DINER

11' 5" x 14' 1" (3.50m x 4.31m)

The Lounge/diner is spacious and enjoys a south facing aspect and a view over the communal gardens through the large double glazed window benefiting from a large opening light. This well-proportioned space affords plenty of floor area for your sofa and additional chair, space for a small dining/breakfast table as well as space for your television/media centre. The room enjoys a focal fireplace with electric free-standing fire. Ceiling, wall lighting and an electric storage heater. The living room is also home to the communal door access system as well as having mid height switches and sockets.

Another benefit to the space is the handy storage cupboard which is perfect for storing away your towels, linen and cleaning tools such as your vacuum and ironing boards. The cupboard is also home to the electric consumer unit, meters and a Tribunal HE water system accompanied by a timer control.

### KITCHEN

6' 9" x 6' 1" (2.08m x 1.86m)

The kitchen is located off the living room accessed through an open doorway. The kitchen has been configured to make working your way around the kitchen really easy. The kitchen offers a good range of white, gloss wall and base units, having a fitted





electric four-ring hob, sink with drainer and chrome mixer tap, contrasting work surfaces and splash back tiling with numerous power points around the surface for your small appliances. In addition, there is space for your fridge and separate freezer, as well as having an opening double glazed window.

#### SHOWER ROOM

6' 1" x 6' 9" (1.86m x 2.08m)

We have been advised that the shower room was refitted just before the current owner purchased the property. The shower room is modern, enjoying a oak-effect vanity storage unit with wash-basin over with a chrome mixer tap, WC with dual flush control, and a large step in shower cubicle hosting an electric Mira Sport shower complimented by a hand held attachment. The shower also has the benefit of assisted rails and seat with a glass folding shower door. The shower room has the benefit of an electric heated towel rail, as well as further assisted rails to help. The shower room is presented with modern tiling from floor to ceiling, as well as having a an electric Dimplex wall heater and extractor. There is also a vanity mirror and light over the sink.

#### BEDROOM

8' 8" x 17' 8" (2.66m x 5.39m)

The bedroom is a superb size, perfect for a large bed and all your bedroom supporting storage furniture. In addition, the bedroom benefits from a large fitted wardrobe. There is a delightful south facing view over the communal gardens through the opening double glazed windows, as well as an electric Creda storage heater for warmth. The bedroom is fitted with an assisted rail, mid height power points and wall lighting.

#### COMMUNAL AREAS

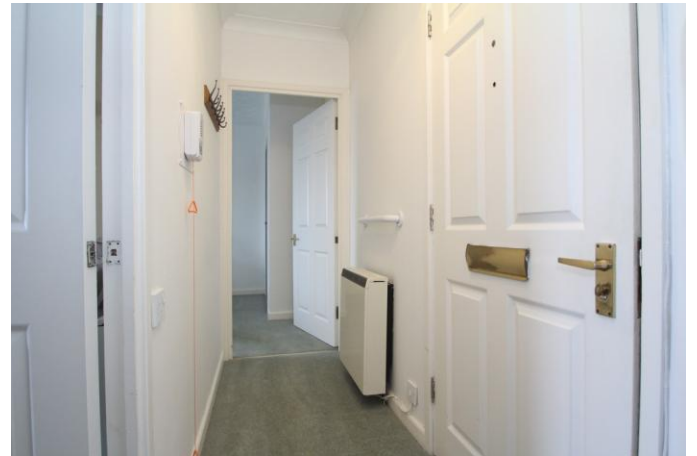
Inside, the property enjoys excellent communal facilities: Kitchen, laundry, toilet and welcoming social lounge. There is also a guest suite for visitors by appointment. We are advised the cost is £20 per night for a single room, and £25 for a double.

Outside there are communal parking spaces and a delightful, secluded communal garden with seating area, beautifully complimented shrubs and borders. A tranquil space to sit and relax and enjoy fellow residents company.

#### TECHNICAL

The property is leasehold, we are advised a 125 year lease was granted in 1988, we await confirmation of this from the vendor. We are advised the ground rent is £250 pa, with a service charge approx. £3300 pa. The development is a McCarthy and Stone.

The parking and grounds are communal. The house manager is



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on site, where the apartment has an emergency pull cord for Caroline and the onsite manager.

#### Utilities

Electric

Water - Severn Trent

Council - Solihull MBC

Council tax band

#### Gingers notes:

We are advised this property is Leasehold, please seek confirmation from your legal representative. The property offers electric heating and double glazing.

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Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

Purchaser please note, due to law changes with anti-money laundering, estate agents are now obligated to carry out AML checks on purchasers. You will be required to provide information to assist with our checks.

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All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.

GDPR, in light of recent changes to data protection, we advise you that should you enquire about this property, view or request to be added to our mailing list we do store your contact details for the purpose of informing you of properties that we feel are suitable. Should you make an offer that is accepted, we do require ID information and financial information which we hold. The information is retained on our files for 5 years to meet our requirements for anti-money laundering purposes with HMRC. You are entitled to have your personal information removed from our records by contacting our agency at any time.

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#### ROSE COURT

This popular retirement development by McCarthy and Stone,

delivers retirement apartment for independent living. Located within a short walking distance to the village centre for shops, hair salons, opticians, dental practices and within sensible reach of Balsall Common Health Centre. In addition, local village Hall, library and bus stops.

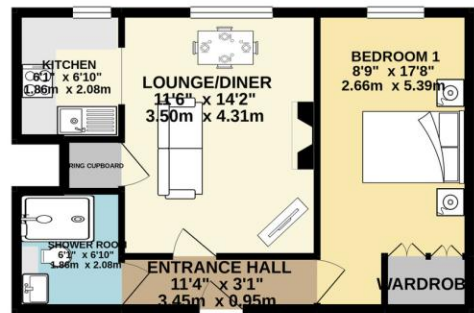
This spacious first floor apartment offers a welcoming hallway, delightful lounge/diner room with communal garden views, space for your sofa and small dining / breakfast table. The kitchen is modern with a good compliment of storage, fitted electric hob and sink. There is also a useful storage cupboard off the lounge/diner for your hide-away cleaning tools, towels and linen. The shower room is modern and refitted in recent years, supported by assistant rails and shower seat. The bedroom is a great size, fitted wardrobe and plenty of floor space for all your bedroom furniture needs.

The communal living room on the ground floor is welcoming, and a great space to socialise. There is also a communal kitchen and laundry. Outside, communal tranquil gardens, and communal parking.

There is a house manager living on site. Emergency pull cord system and Care line.

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GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 436 sq.ft. (40.5 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of these, and other, rooms and other areas are approximate and are intended to guide only and are not intended to be used as a basis for any contract. The floor plan is provided for general guidance purposes only and should not be relied upon and potential buyers are advised to recheck the measurements.  
10/11/2023  
Made with MyPlan (2023)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements