



Ash Court, Kenilworth Road

£250,000







## PROPERTY OVERVIEW

Originally built in 2003 this second floor apartment is situated at the rear of the block, away from the road, and has been updated and modernised by the present owner. Benefiting from a refitted bathroom, en-suite and kitchen the property offers a ready to move into home that benefits from a lower than average service charge of approximately £1,254 per annum & a ground rent of £150.

In summary the property offers potential purchasers; security access to the building, reception hall, open plan lounge / dining room, South facing balcony, two double bedrooms (one en-suite), bathroom and an allocated parking space. Being very well presented throughout the property is worthy of internal inspection to fully appreciate the quality of the accommodation available.





#### PROPERTY LOCATION

Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. There is a thriving village centre with a wide variety of shops, a supermarket and numerous quality restaurants in addition to a dentist and doctors surgery also being based within the village.

Council Tax band: C

Tenure: Leasehold

- Two Bedroom Apartment
- Well Presented Throughout
- En-Suite Principal Bedroom
- Lounge with South Facing Balcony
- Kitchen with Fitted Appliances
- Re-Fitted Bathroom
- Dining Area
- Allocated Parking Space





#### HALL

#### LOUNGE/DINER

21' 4" x 13' 1" (6.5m x 3.98m)

#### BALCONY

#### KITCHEN

8' 0" x 8' 0" (2.45m x 2.45m)

#### PRINCIPAL BEDROOM

14' 9" x 11' 10" (4.5m x 3.6m)

#### ENSUITE

7' 3" x 6' 1" (2.2m x 1.85m)

#### BEDROOM TWO

10' 4" x 9' 6" (3.15m x 2.9m)

#### BATHROOM

8' 6" x 6' 11" (2.6m x 2.1m)

#### OUTSIDE THE PROPERTY

#### ALLOCATED PARKING SPACE

#### SOUTH FACING GARDEN





**ITEMS INCLUDED IN THE SALE**

Integrated oven, microwave, fridge, fridge freezer and dishwasher

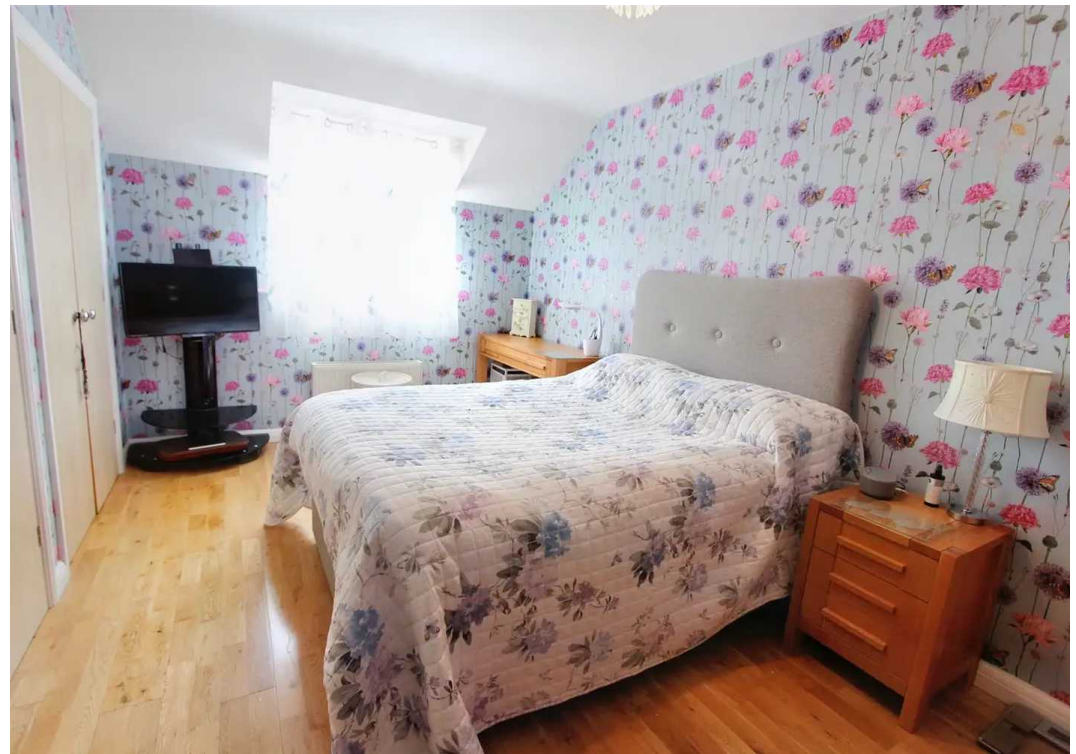
**ADDITIONAL INFORMATION**

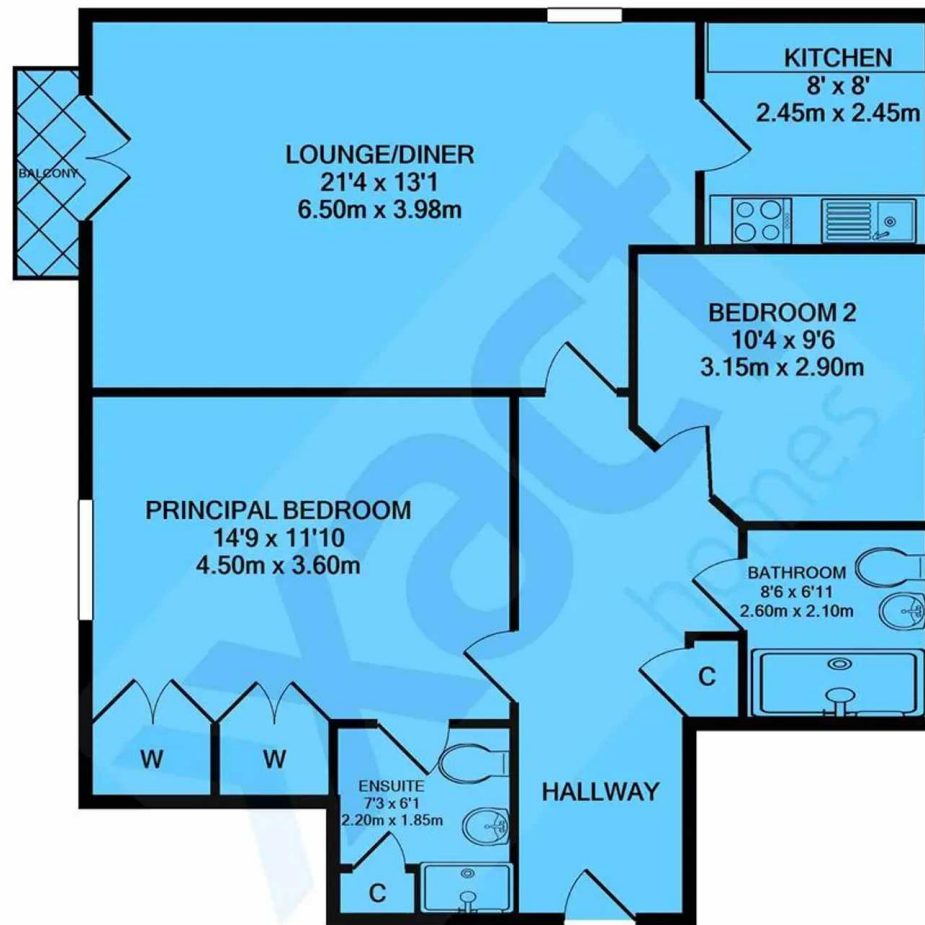
Services: water meter, mains gas, electricity and sewers. Ground Rent: £150.00 pa. Service Charge: £1,254.00 pa

**MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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# Xact Homes

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