



## Winterdene, Kenilworth Road

Guide Price £130,000





#### PROPERTY OVERVIEW

This recently refurbished and very well presented two bedroom first floor apartment (having stairlift that may be available for use with the permission from the owner of Flat 4 Winterdene) is conveniently located for access to the village centre and is available to purchase with no onward chain.

This property, for over 58's, provides potential purchasers with:- reception hall, recently refitted kitchen, lounge, modern shower-room, two bedrooms (both with fitted wardrobes) and a allocated parking space.

Viewing is by prior appointment with Xact on 01676 534 411.

#### 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

- Refurbished First Floor Apartment For Over 58's
- Modern Shower Room
- Close to Village Centre
- Emergency 'On Call' Support

#### RECEPTION HALL

#### LOUNGE

14' 1" x 11' 0" (4.29m x 3.35m)

#### KITCHEN

10' 0" x 6' 3" (3.05m x 1.91m)

#### BEDROOM ONE

14' 1" x 7' 8" (4.29m x 2.34m)

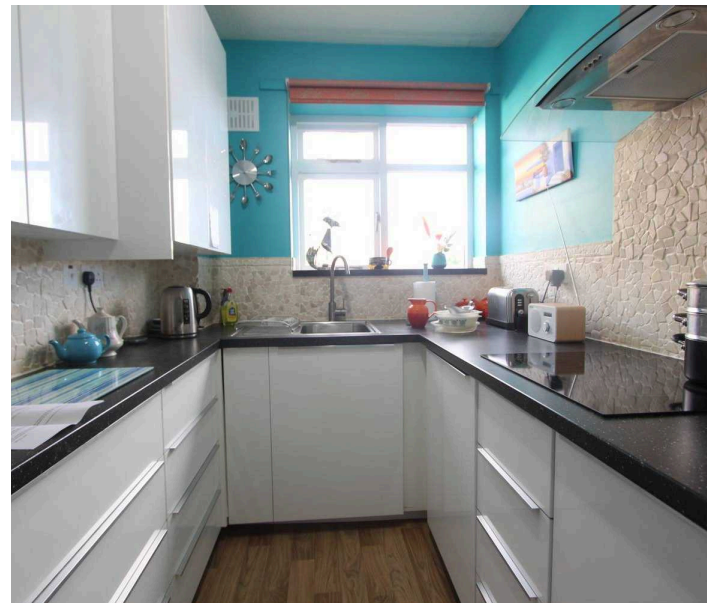
#### BEDROOM TWO

11' 7" x 7' 7" (3.53m x 2.31m)

#### SHOWER ROOM

#### TOTAL SQUARE FOOTAGE

49 sq.m (527 sq.ft) approx.







## **OUTSIDE THE PROPERTY**

### **ALLOCATED PARKING SPACE**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge and freezer. All carpets, curtains and blinds could be included. Some further items of furniture are subject to negotiation.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

Broadband - BT - currently disconnected. Service charge - £1,980 pa.

### **INFORMATION FOR POTENTIAL BUYERS**

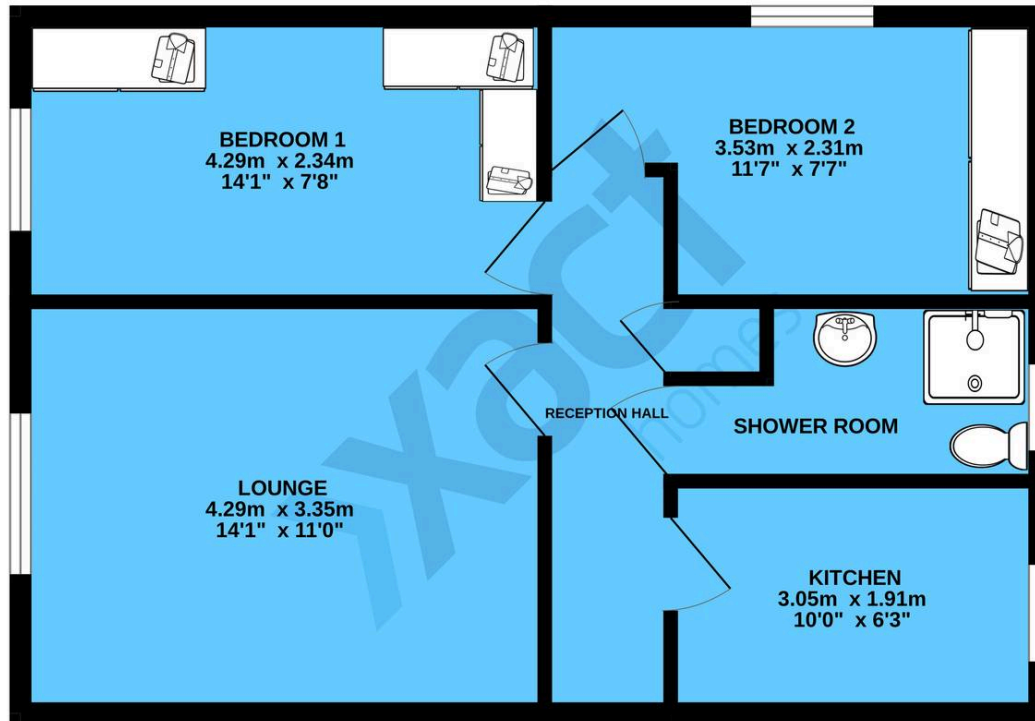
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







# FIRST FLOOR



TOTAL FLOOR AREA : 49.0 sq.m. (527 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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