



Kenilworth Road, Balsall Common

Guide Price £120,000







#### PROPERTY OVERVIEW

This second floor one bedroom retirement property is within walking distance to the village centre and is offered to the market with no onward chain. Having been recently decorated, re-carpeted and with the benefit of a recently upgraded thermostatically controlled 'Aquaficient Fischer' hot water system / heaters in the lounge and bedroom the property provides potential purchasers with:- wide entrance hallway with a large storage cupboard and a second smaller storage/utility cupboard, lounge with juliet balcony overlooking rear grounds, kitchen with integrated appliances, bedroom with built in wardrobe, accessible shower-room, communal lounge, communal gardens, parking, on-site house manager and 24-hour care line response.



Viewing is by 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: B

Tenure: Leasehold

- One Bedroom Retirement Apartment
- Recently Redecorated & Re-Carpeted
- No Onward Chain
- Lounge with Juliet Balcony Overlooking Rear Grounds
- Kitchen with Integrated Appliances
- Double Bedroom with Built in Mirrored Wardrobe
- Upgraded Fischer Aquaficcient Hot Water System
- Second Floor





#### **ENTRANCE HALLWAY**

#### **LOUNGE**

13' 9" x 11' 10" (4.20m x 3.60m)

#### **KITCHEN**

8' 6" x 7' 9" (2.60m x 2.35m)

#### **BEDROOM**

17' 9" x 8' 8" (5.40m x 2.65m)

#### **SHOWER ROOM**

7' 9" x 5' 7" (2.35m x 1.70m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 57.5 sq.m. = 619 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **COMMUNAL LOUNGE**

#### **COMMUNAL GARDENS**

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

AEG integrated oven, AEG integrated hob, AEG extractor, AEG microwave, fridge, freezer, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom and all light fittings.

#### **ADDITIONAL INFORMATION**

Services - electricity and mains sewers. Loft space - which is boarded. Ground rent - £395.00 (pa). Service charge - TBC.

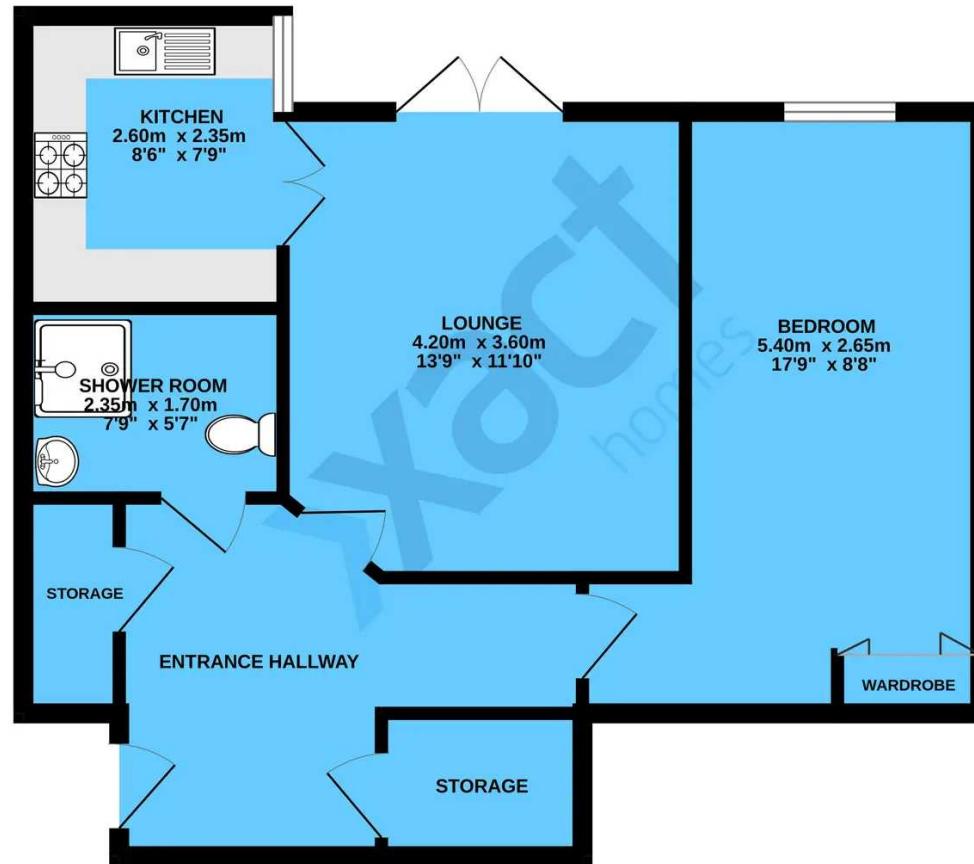
#### **MONEY LAUNDERING REGULATIONS**

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.





## GROUND FLOOR



TOTAL FLOOR AREA : 57.5 sq.m. (619 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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