



Meer Stones Road, Balsall Common

£235,000





PROPERTY OVERVIEW

Originally built by Crest Nicholson in 2017 this first floor coach house style apartment is very well presented throughout and has the balance of the 10 year NHBC guarantee in place. The property has it's own private entrance and 2 x allocated parking spaces in addition to an outside storage facility. In summary the living accommodation provides potential purchasers with- entrance hallway with generous storage area, open plan lounge / kitchen / dining area, two double bedrooms and a modern family bathroom.

For potential investors it should be noted that the property has previously achieved a rental value of £825 pcm.

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: B

Tenure: Leasehold

- Two Bedroom Coach House
- Well Presented Throughout
- Open Plan Lounge / Kitchen / Dining Area
- Balance of NHBC Guarantee
- Two Allocated Parking Spaces
- Quiet Edge of Village Location
- Ideal First Time Buy or Buy to Let





PRIVATE ENTRANCE

BIN STORE

STORAGE FACILITY

FIRST FLOOR

ENTRANCE HALLWAY

STORE

LOUNGE / KITCHEN / DINING AREA

19' 0" x 14' 10" (5.79m x 4.53m)

BEDROOM ONE

11' 10" x 11' 9" (3.61m x 3.58m)

BEDROOM TWO

11' 10" x 7' 0" (3.60m x 2.13m)

STORE

BATHROOM

6' 9" x 6' 5" (2.06m x 1.95m)

TOTAL SQUARE FOOTAGE

Total floor area: 65.9 sq.m. = 709 sq.ft. approx.

OUTSIDE THE PROPERTY

TWO ALLOCATED PARKING SPACES



**ITEMS INCLUDED IN SALE**

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

ADDITIONAL INFORMATION

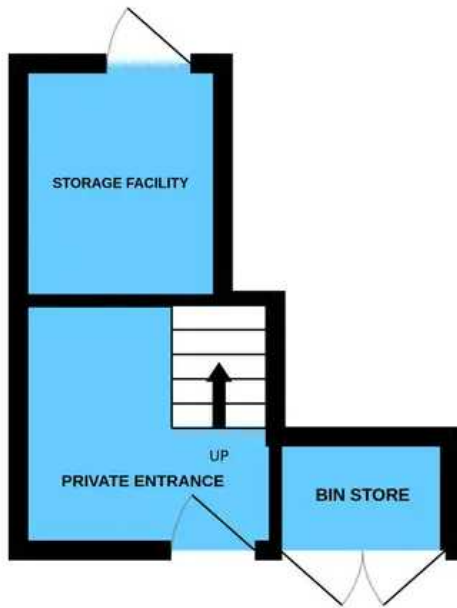
Services - mains gas, electricity and mains sewers.
Broadband - Sky. Service charge - £900.00 (pa).

MONEY LAUNDERING REGULATIONS

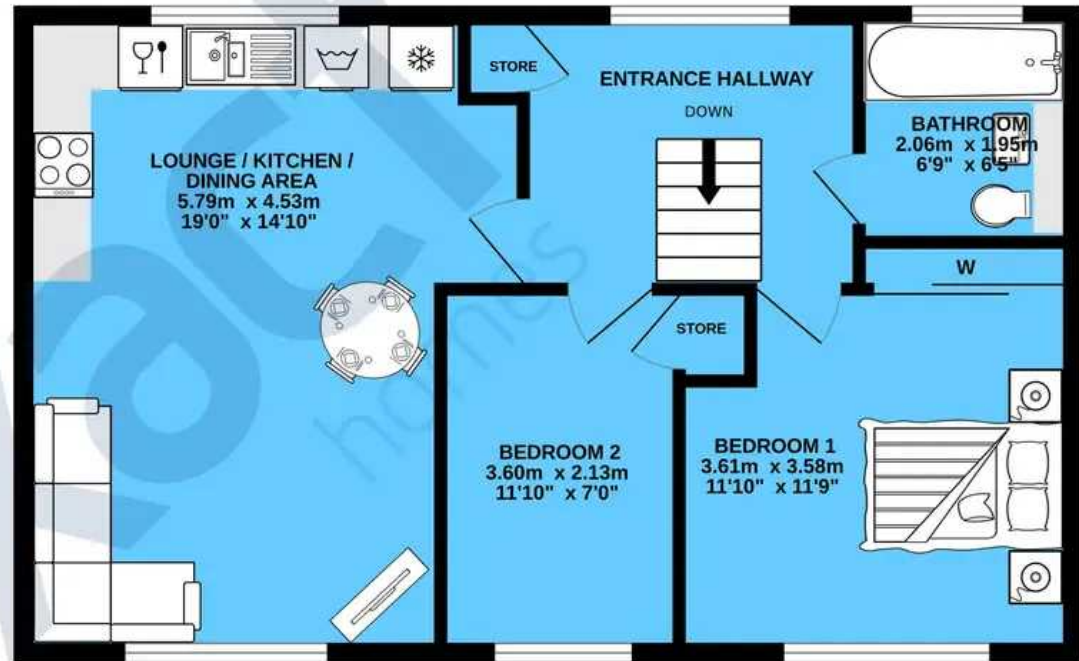
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
10.9 sq.m. (117 sq.ft.) approx.



1ST FLOOR
55.0 sq.m. (592 sq.ft.) approx.



TOTAL FLOOR AREA : 65.9 sq.m. (709 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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