



Brickyard Close, Balsall Common

Guide Price £249,950





PROPERTY OVERVIEW

Originally built by Charles Church in 2004 this larger style apartment is situated midway between the village centre & Berkswell train station and provides viable alternative for buyers looking for a bungalow / ground floor living accommodation. Being well presented throughout having been recently re-painted and carpeted the property offers a ready to move into home that benefits from a lower than average service charge of approximately £970 per annum & a ground rent of £250.

In summary the property offers potential purchasers; own front door without accessing any communal areas, large reception hall, lounge / dining room, fitted kitchen with integrated appliances, 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.

Viewing is by appointment only with Xact on 016786 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: D

Tenure: Leasehold

- No Stamp Duty Payable
- Larger Two Bedroom Apartment
- Large Lounge/Dining Room
- En-Suite Principal Bedroom
- Ideally Position for Access to the Train Station & Village Centre

RECEPTION HALL

STORE

LOUNGE/DINING ROOM

17' 9" x 14' 0" (5.41m x 4.27m)

KITCHEN

14' 0" x 6' 4" (4.27m x 1.93m)

PRINCIPAL BEDROOM

13' 3" x 10' 3" (4.04m x 3.12m)

ENSUITE

BEDROOM TWO

13' 6" x 9' 7" (4.11m x 2.92m)

BATHROOM



**TOTAL SQUARE FOOTAGE**

76.5 sq.m (824 sq.ft) approx.

OUTSIDE THE PROPERTY**ALLOCATED PARKING****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, freezer, fridge/freezer, washing machine, tumble dryer and all carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

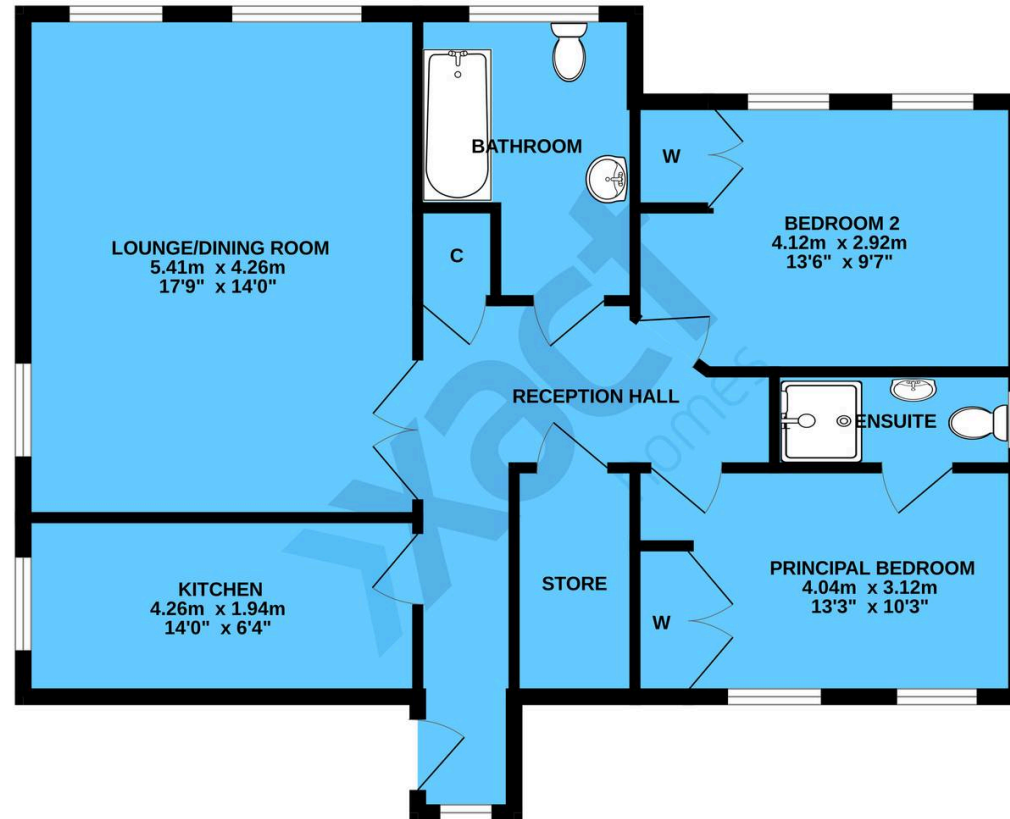
Services – mains gas, electricity and sewers.

Broadband – BT. Service charge – £970 pa. Ground rent – £250 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.

GROUND FLOOR
76.5 sq.m. (824 sq.ft.) approx.



TOTAL FLOOR AREA : 76.5 sq.m. (824 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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