



Kenilworth Road, Balsall Common

Offers in Region of **£189,000**





PROPERTY OVERVIEW

Originally built in 2003, this ground floor apartment is available to purchase with no onward chain, offering a cost effective alternative to a bungalow for buyers looking for ground floor living accommodation. Being accessed by a secure door to the rear of the block, the property provides potential purchasers with:- wide entrance hallway, living room being open plan to the kitchen, which has integrated appliances, double bedroom with built in wardrobe and a bathroom.

This property benefits from a lower than average service charge of approximately £750 per annum & a ground rent of £150.

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 Apartment
- Ground Floor
- No Onward Chain
- Open Plan Living Room / Kitchen
- Double Bedroom with Fitted Wardrobe
- Long Lease
- Allocated Parking Space





ENTRANCE HALLWAY

LIVING ROOM

17' 0" x 13' 4" (5.18m x 4.06m)

KITCHEN

9' 7" x 6' 0" (2.92m x 1.83m)

BEDROOM

10' 7" x 10' 5" (3.23m x 3.18m)

BATHROOM

7' 1" x 6' 3" (2.15m x 1.90m)

TOTAL SQUARE FOOTAGE

47.0 sq.m (506 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING SPACE

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, fridge/freezer, dishwasher, washing machine, all other white goods, all carpets, all blinds, all light fittings and fitted wardrobe in bedroom.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – Cable. Service charge – £750 pa. Ground rent – £150 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.

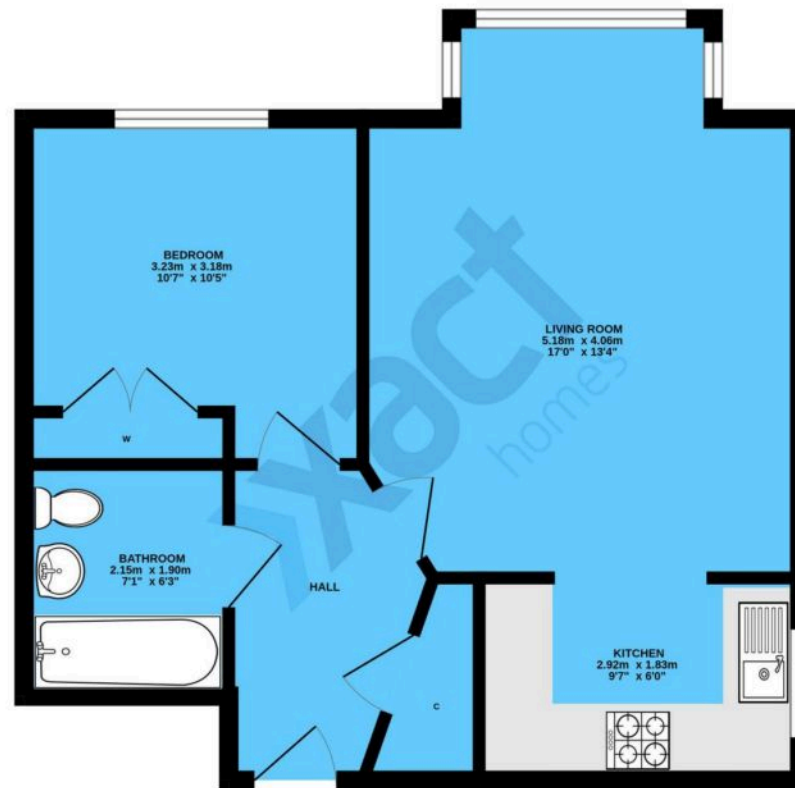
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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



TOTAL FLOOR AREA: 47.0 sq.m. (506 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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