



Kenilworth Road, Balsall Common

In Excess of £130,000







## PROPERTY OVERVIEW

This well presented ground floor retirement apartment offers ready-to-move-into living accommodation and is within walking distance to the village shops and bus stop. Benefiting from direct access from the car parking area, upgraded electric heaters, a new hot water system and a refitted shower room, the property provides potential purchasers with:- entrance hallway, L-shaped lounge / dining room with door out onto the car park area, modern fitted kitchen, two double bedrooms and a re-fitted shower room.

Rose Court provides an ideal living environment for over 58's who prefer to continue with independent living, but with the benefit of a 24 hour care line response and on site manager during the day. Additionally, Rose Court provides a communal lounge, laundry room, guest facilities, communal gardens and off road parking.

Viewing is by appointment with Xact on 01676 534 411.







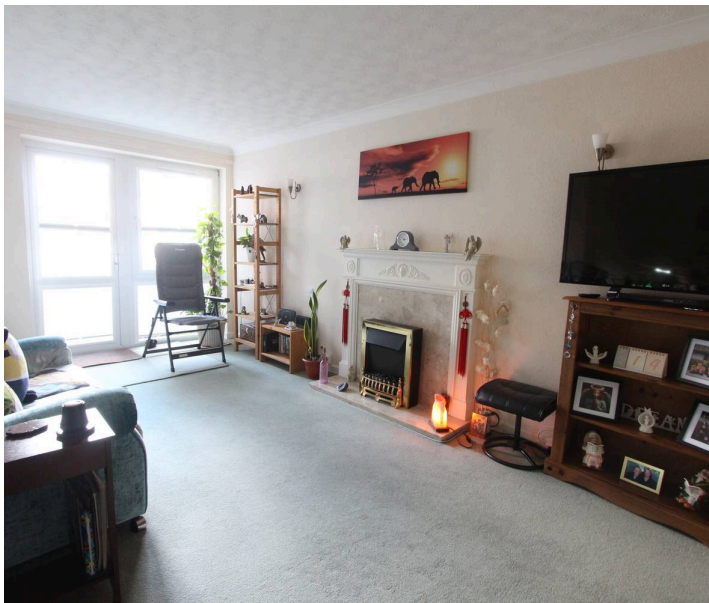
## PROPERTY LOCATION

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: C

Tenure: Leasehold

- Ground Floor Apartment
- Two Double Bedrooms
- Re-Fitted Kitchen
- L-Shaped Lounge / Dining Room
- Re-fitted Shower Room
- On-Site House Manager & Careline Response
- On-Site Parking
- Accessible From Car Park Area







**ENTRANCE HALLWAY**

**LOUNGE / DINING ROOM**

17' 9" x 15' 9" (5.40m x 4.80m)

**KITCHEN**

9' 1" x 6' 1" (2.77m x 1.85m)

**PRINCIPAL BEDROOM**

17' 7" x 8' 9" (5.35m x 2.67m)

**BEDROOM TWO**

12' 4" x 8' 8" (3.75m x 2.65m)

**SHOWER ROOM**

7' 9" x 5' 5" (2.35m x 1.65m)

**TOTAL SQUARE FOOTAGE**

62.9 sq.m (677 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**COMMUNAL LOUNGE**

**LAUNDRY ROOM**

**GUEST FACILITIES**

**COMMUNAL GARDENS**

**OFF STREET PARKING**



**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in both bedrooms.

**ADDITIONAL INFORMATION**

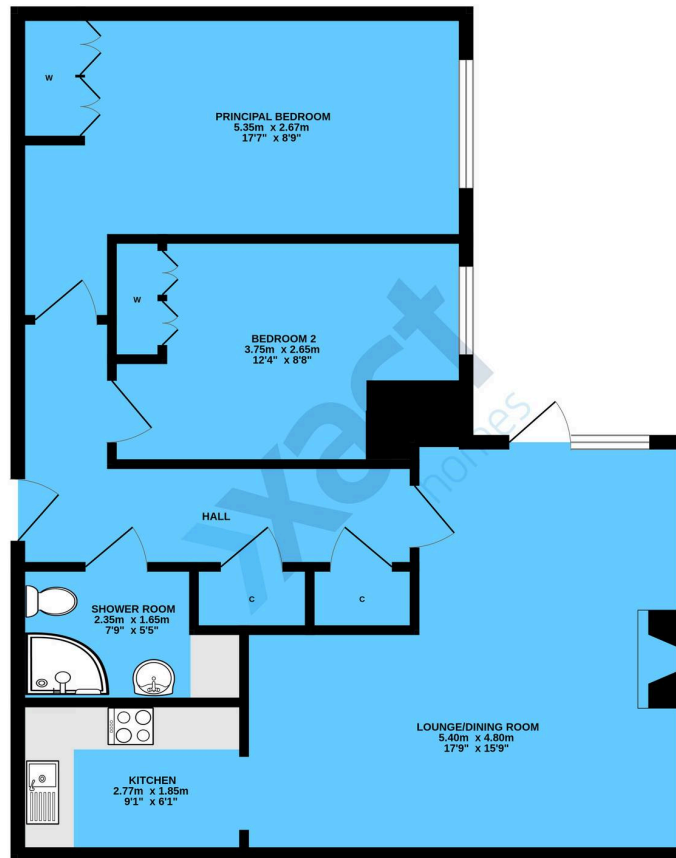
Services – direct mains water, sewers and electricity. Broadband – FTTC (fibre to the cabinet). Service charge – approx. £5,200 pa. Ground rent – £557 pa.

**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: 62.9 sq.m. (677 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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