

Drovers Close, Balsall Common, Coventry CV7 7JB  
Offers Over £176,000

archerbassett  
LETTINGS AND SALES

An exceptional first floor apartment set in a prestigious development on the edge of Balsall Common within walking distance to open countryside and benefits from central heating and double glazing. Briefly comprising of a spacious and light open plan living area/kitchen with integrated appliances to include fridge/freezer, dishwasher, electric hob and oven. A large part tiled bathroom incorporates a white suite with Porcelanosa tiles and Hansgrohe fittings, bath with mixer shower, W/C and hand wash basin and the main bedroom benefits from fitted wardrobes. Other benefits include two allocated parking spaces to the rear, secure entry phone system, access to a bicycle shed and Amtico flooring throughout. ENERGY RATING B

**Hall**  
**4'5" x 9'5" (1.35m x 2.87m)**  
Spacious hallway with built in storage cupboard

**Open Plan Living**  
**16'7" x 12'0" (5.05m x 3.65m)**  
Double glazed dual aspect windows allowing for plenty of natural light, Amtico flooring, open plan kitchen/lounge with washer/dryer integrated Bosch dishwasher, fridge/freezer and electric hob and oven.

**Bathroom**  
**11'10" x 5'6" (3.60m x 1.68m)**  
Double glazed window to side with privacy glass, Large part tiled bathroom with white suite to include bath with shower over, WC and hand wash basin. Also to include Porcelanosa tiles and Hansgrohe fittings.

**Bedroom 1**  
**8'11" x 12'8" (2.73m x 3.85m)**  
Double glazed window to side, Amtico flooring, double room with fitted wardrobes.

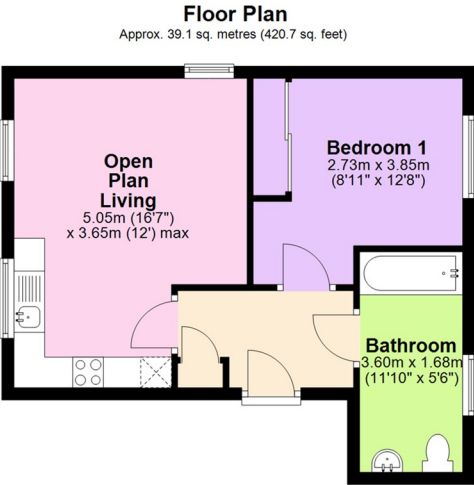
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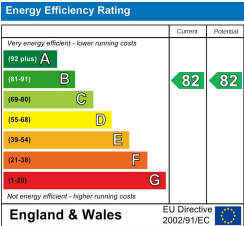
**Viewings**  
Viewings are strictly by appointment only via Archer Bassett.

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Total area: approx. 39.1 sq. metres (420.7 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.  
Plan produced using PlanUp.



67 Hertford Street, Coventry CV1 1LB  
**024 7623 7500**  
sales@archerbassett.co.uk  
archerbassett.co.uk