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Property Experts



Meer Stones Road
Balsall Common CV7 7JD

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****READY TO MOVE INTO**NO CHAIN****

A WONDERFUL OPPORTUNITY TO PURCHASE A SUPER FAMILY HOME SET IN THE HIGHLY SOUGHT AFTER LOCATION OF BALSALL COMMON.

This most impressive two bedroom mid terrace property is ideal for a first time buyer or an Investor situated in the desirable and exclusive location of Meer Stone Road, Balsall Common.

Meer Stones Road is located to the West of Coventry City Centre and East of Solihull and has great transport links to the M40 and M42 motorways which provide links to the M1, M6 and M5 making travel to Coventry, Birmingham and London easily commutable. The property is also a stones throw away from fantastic countryside walks and less than a mile away from Balsall Common High Street offering a range of local amenities. This beautiful property has been tastefully redecorated and improved by the current owners which provides more comfortable family living.

In brief the ground floor accommodation comprises of; An entrance hall with doors leading off to a lovely lift lounge with doors opening out to the garden, a fully fitted modern kitchen with integrated appliances and a W/C completes the ground floor.

On the first floor you will find a family bathroom and two double bedrooms with one of the bedrooms benefitting from built in wardrobes.

The property is positioned on a very generous plot with an in and out blockpaved driveway providing parking for several vehicles and access to the garage. The rear garden is a generous size which is fully enclosed, private and low maintenance.

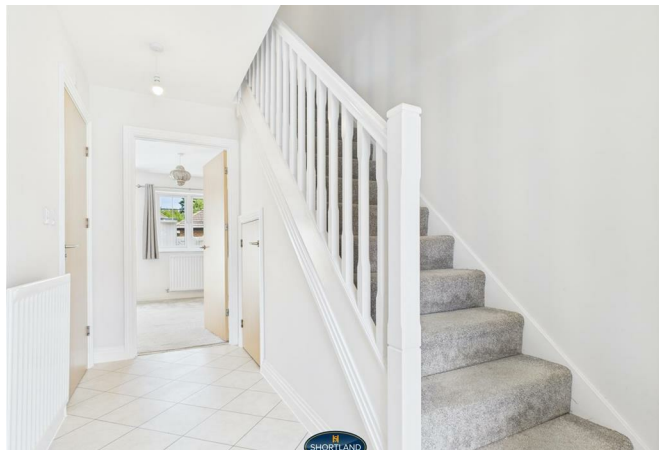
Shortland Horne strongly suggest an internal viewing to appreciate this wonderful home.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway

4.17m x 2.16m

Living Room

3.61m x 4.65m

Kitchen

2.95m x 2.36m

FIRST FLOOR

Landing

2.01m x 2.16m

Bedroom One

2.72m x 4.65m

Bedroom Two

2.97m x 4.01m

Bathroom

2.01m x 2.13m

OUTSIDE

Office

2.51m x 3.56m

Floor Plan



Total area: 0.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

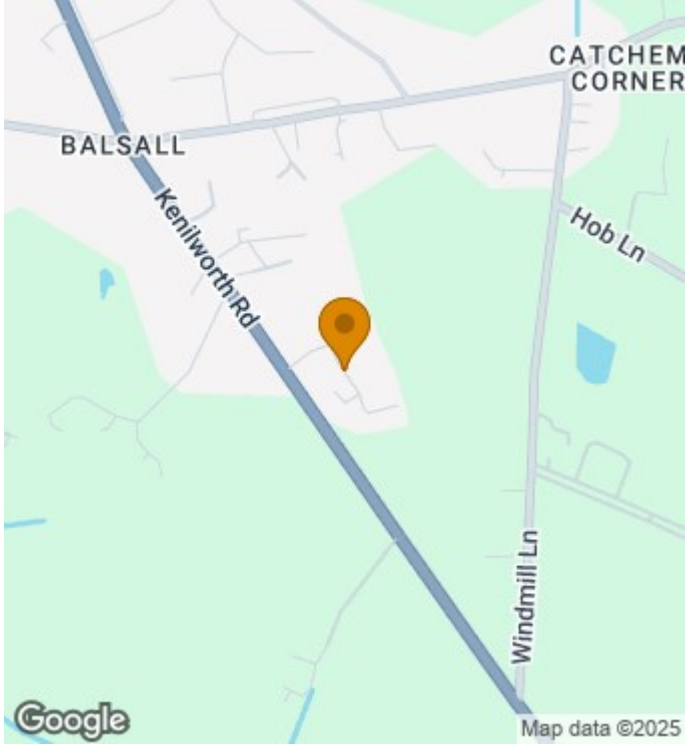
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

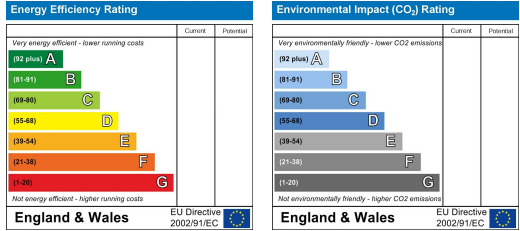
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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