



Kenilworth Road, Balsall Common

Guide Price £120,000





PROPERTY OVERVIEW

A well presented, one-bedroom ground-floor retirement apartment in the heart of Balsall Common Village, offered with **no upward chain**. Situated in the highly regarded Knights Court development (for the over 60s), this turn-key property has been completely re-decorated throughout with brand-new carpets and flooring. A standout feature is the spacious lounge/dining room, which offers direct access onto a private patio area and beautifully manicured communal gardens. The accommodation also includes a neat kitchen, a double bedroom, and a newly fitted boiler complete with an ongoing breakdown and service plan. Residents benefit from excellent on-site amenities, including a welcoming communal lounge, laundry room, well-tended gardens, and a dedicated guest suite for visitors. For ultimate peace of mind, the development features an on-site House Manager alongside a 24-hour emergency Careline alarm system. Perfectly positioned, it is just a short, level stroll from local shops, cafes, bus routes, and the GP surgery. (One partner must be over 60; a second applicant can be over 55).

Viewing is by prior 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 Retirement Apartment
- Ground Floor
- No Upward Chain
- Kitchen with Recently Fitted Appliances
- Redecorated & Recarpeted April 2025
- Close to Village Centre
- 24 Hour Care Line Response
- On-Site House Manager & Communal Lounge



HALLWAY

SPACIOUS LOUNGE/DINING ROOM

19' 2" x 10' 8" (5.83m x 3.24m)

KITCHEN

7' 3" x 7' 2" (2.20m x 2.18m)

DOUBLE BEDROOM

13' 8" x 9' 1" (4.17m x 2.76m)

SHOWER ROOM

6' 9" x 5' 7" (2.07m x 1.71m)

TOTAL SQUARE FOOTAGE

45.0 sq.m (484 sq.ft) approx.



OUTSIDE THE PROPERTY

PRIVATE PATIO AREA

COMMUNAL GARDENS

COMMUNAL LOUNGE

PARKING FOR RESIDENTS & VISITOR

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, microwave, fridge, freezer, fitted wardrobe and all carpets, curtains, blinds and light fittings.

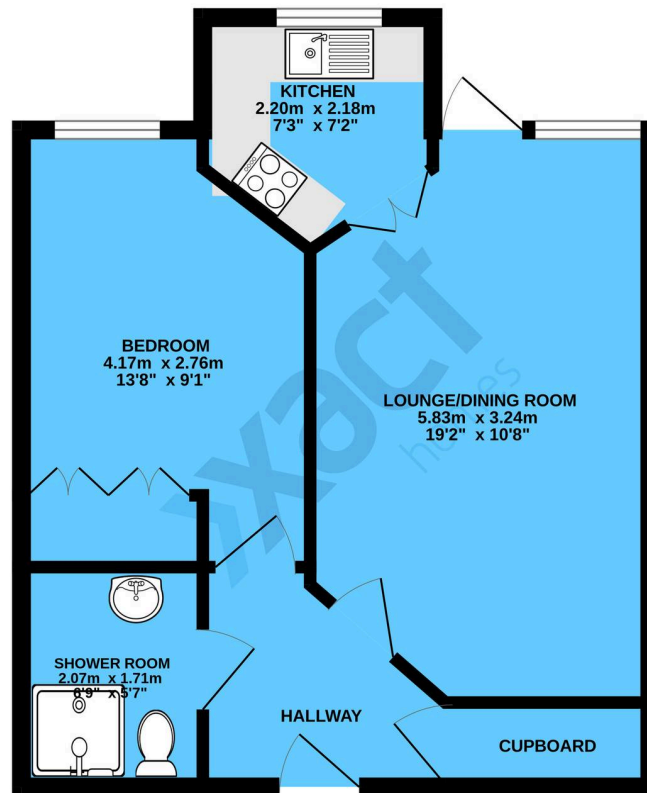
ADDITIONAL INFORMATION

Services - mains electricity and sewers. Service charge - £3,876.08 pa. Ground rent - £394 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
45.0 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA: 45.0 sq.m. (484 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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