



**Flat 5, Winterdene, 275 Kenilworth Road**

Offers in Region of **£110,000**



## Flat 5

Winterdene, Balsall Common

A spacious, two bedroom retirement maisonette having the benefit of own private entrance on the ground floor with stairs leading up to the main accommodation, having a stair lift should you need it.

Min age 58 years of age and you must be retired.

Set in a peaceful retirement development having a number of bungalows and apartments with communal gardens and parking. Located within a few minutes walk of the village centre with all amenities on hand. Close to village library, dentist, opticians and vets plus the village medical centre in easy reach. With local supermarkets on hand too-Co-op, Tesco's, Waitrose, Sainsburys, butchers etc then this location is conveniently placed.

The accommodation comprises of entrance stairway leading to hallway having airing cupboard, two good sized bedrooms with views over rear gardens, modern spacious shower room, living room with bay window leading into the kitchen/breakfast space being well equipped with modern fitted appliances and space for a breakfast table.

### APPROACH

The development is set back from the road side with a tunnel passage to the rear communal gardens and parking, where the entrance to this property is at the rear, convenient to your car.

The communal gardens and parking serve residents and guests.

## HALLWAY

Having the benefit of own private entrance with intercom system. The stairs lead you up to the apartment. Once you arrive at the top to the main hallway you have access to bedrooms, shower room and living room. The hallway has an airing cupboard and loft access. The hallway is carpeted and has central heating radiator.

## LIVING/DINER

A spacious, bright and airy living room having a feature bay window being double glazed where you can enjoy watching the world go by. Neutral in its style with carpets. A focal electric fire and radiator to keep you warm. There is also T.V and sky connection point plus telephone point too. A very relaxing space, plenty of room for your sofa, chairs and media centre, perfect for relaxing or accommodating friends and family when they visit. The living room gives access into the kitchen/breakfast room.

## KITCHEN BREAKFAST ROOM

A spacious kitchen/breakfast area having abundance of cream shaker-style wall and base units with contrasting marble-effect work surfaces. Benefiting from integral appliances to include a recently installed NEFF double oven and grill and NEFF electric 4 ring hob with extractor hood over. The sink is placed perfectly with a view out over the front gardens. The kitchen offers a space for your breakfast table, double glazed window, vinyl tile-effect flooring and central heating radiator. The kitchen is home to the Worcester combination boiler which we are advised was installed in 2013.

## SHOWER ROOM

A brightly presented shower room having plenty of storage with cream shaded vanity units. A large corner shower unit with electric Triton shower. Modern W.C and washbasin blending into the vanity units. The shower room offers heated chrome towel rail, wall tiles with lighting and extractor fan.





#### BEDROOM ONE

A spacious bedroom set to the rear of the home offering a window over looking the rear communal garden, neutrally presented with carpets, mid-height power sockets and central heating radiator. Plenty of room here for your bed and wardrobes.

#### BEDROOM TWO

This flexible room is neutrally presented with contrasting carpets, mid-height power sockets with central ceiling light. This room works well either as a guest bedroom, perhaps when grandchildren come to stay or ideal for study use. Window offers view over the rear garden.













#### FURTHER INFORMATION

We are advised this property is leasehold, with a service charge of £2169.64 for period 2025/2026 which is managed by Retirement Lease Housing Association. We are advised there are 88 years remaining on the lease. Please seek confirmation from your legal representative. For further information please contact our offices. Please note additional fees could be incurred for items such as leasehold packs.

The property offers part double glazing and gas centrally heated with a Worcester boiler installed in May 2013. We are advised the council tax is payable to Solihull MBC. We are advised that there is communal parking.

EPC - The full EPC report can be obtained from the agent upon request.

Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

All information we provide is in good faith and as a general guide to the property. Details have been verified by the sellers.



WINTERDENE, 275KENILWORTH ROAD

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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