



AI-generated content



Property Description

A modern and beautifully presented two bedroom bungalow situated on the exclusive Albany Meadows retirement development for over 55s. The property benefits from a large decking area with open aspect to the rear and is one of only 12 bungalows on the development. Briefly comprising reception hallway, open plan living/dining kitchen, two double bedrooms, en-suite to master, bathroom and allocated parking space.

Approach

Open arched porch with light leading to front door, in turn leading through to reception hallway.

Reception Hallway

Walk-in cupboard housing the central heating boiler and having light and power, further walk-in cloaks cupboard with hooks. Coving to ceiling, wall mounted audio visual phone entry system, door through to open plan living/dining kitchen, decorated feature hall and wood effect flooring.

Kitchen Area

Window to the front with shutter and views over communal gardens, fitted with an extensive range of base and wall mounted units, incorporating deep pan drawer units, all with soft door closures, complementary granite work surfaces, a range of built-in appliances to include four ring Bosch induction hob with stainless steel extractor hood above, Bosch electric stainless steel oven and grill with matching combination microwave, built-in dishwasher and washer/dryer, tall fridge/freezer, wood effect flooring, ceiling downlighters, coving to ceiling, door through to walk-in pantry with shelving, open plan to lounge/dining area.

Lounge / Dining Area

Patio door and windows to the rear overlooking and leading to garden with open aspect over woodland, radiator, TV aerial point, ample space for dining table.

Master Bedroom

Full length picture window to the rear overlooking garden and woodland, double built-in wardrobe providing hanging and shelving space, radiator, TV aerial point, telephone point, door through to en-suite.

En-Suite

Fitted with a white contemporary suite comprising double walk-in shower cubicle with twin head mains shower fitted and glass shower screen, wall hung Roca WC, wash hand basin with mixer tap fitted into vanity unit, wall mounted cosmetics cabinet with mirror, electric shaver point, heated towel rail, ceramic tiled floor, obscure glazed window to the front.

Bedroom Two

Built-in triple wardrobes providing hanging and shelving space, full length picture window to the rear overlooking garden, radiator, TV aerial point.

Bathroom

Fitted with a white contemporary suite comprising bath with mixer shower over and glass screen, wall hung Roca WC, wash hand basin with mixer tap fitted into vanity unit, wall mounted cosmetics cabinet with mirror, electric shaver point, heated towel rail, ceramic tiled floor, obscure glazed window to the front.

Outside

Front Of The Property

Lawned foregarden and flower beds to either side of the door.

Rear Of The Property

Beautiful large composite decking area, ample space for table and chairs, open aspect to the rear.

Side Of The Property

Bin store/brick built storage shed, small patio and flower beds.

The Albany Lounge

Beautifully finished, with a range of seating, feature fireplace with real log burner, wide screen TV, kitchen area with fridge, storage and kitchenware, bi-fold doors opening out onto the green and cloakroom facilities and secure key fob access.

The Green

Large lawn area, gazebo, benches, landscaping, generous patio with table and chairs.

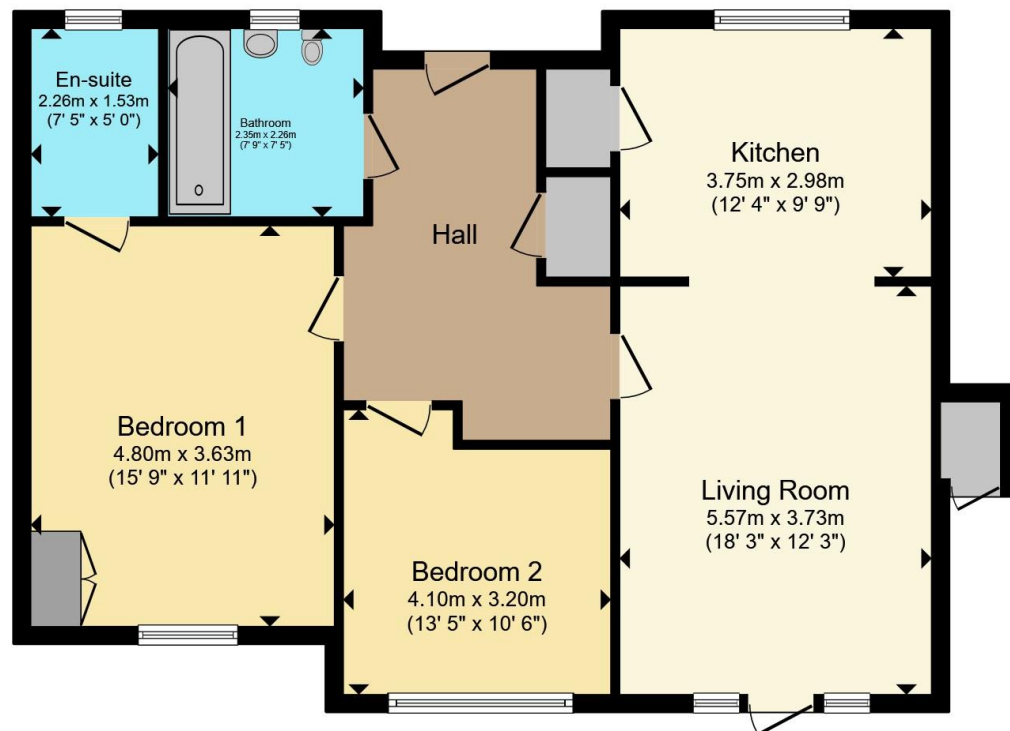
Agent's Note

There is a village manager on site 9am to 5pm Monday to Friday and discreet emergency buttons to a 24 hour call line.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 82.1 m² (883 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common
Solihull CV7 7FF

EPC Rating: B Council Tax
Band: D

Service Charge:
5353.92

Ground Rent:
300.00

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/BAL107009

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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