





Property Description

A beautiful ground floor, two bedroom character apartment in The Old Bakery in the centre of Balsall Common. Offering lateral living, with easy access to the whole property while also benefitting from being in the heart of the village giving access to Balsall Common's shops, pubs, buses and Berkswell Train Station. With character features including exposed brick arched ceilings and the original baker's oven, this property is ideal for anyone who likes the convenience of the location, accessibility of the property or the enviable features of the property. Briefly comprising lounge/dining room, kitchen, two bedrooms, bathroom and allocated parking. No upward chain

Approach

Open canopy porch leads to communal front door, personal door leading into apartment.

Lounge / Dining Room

Being open plan to kitchen, UPVC double glazed window overlooking the rear courtyard, four wall light points, feature brick ceiling, two radiators, wall mounted intercom, door leading through to bedroom two, archway leading through to kitchen area.

Kitchen Area

Having tall ceiling with feature brick, a range of base and wall mounted units, complementary work surfaces, four ring gas hob with electric oven below and stainless steel cooker hood with lighting above, stainless steel sink and drainer unit with mixer tap, integrated wine rack, integrated dishwasher, space for fridge, complementary tiling to splashback.

Inner Hallway

Door leading into bedroom one, door leading into bathroom.

Bedroom One

UPVC double glazed window to the rear, Velux style window to the roof, door leading through to storage cupboard housing the wall mounted central heating boiler.

Bedroom Two

UPVC double glazed window to the front.

Bathroom

Fitted with a white suite comprising bath with mixer tap and shower attachment over and glass shower screen, low level WC, wash hand basin with mixer tap, part tiling to the walls, UPVC double glazed opaque window to the rear, extractor, shaver point with light and wall mounted mirror, door into storage cupboard with shelving and space for washing machine.

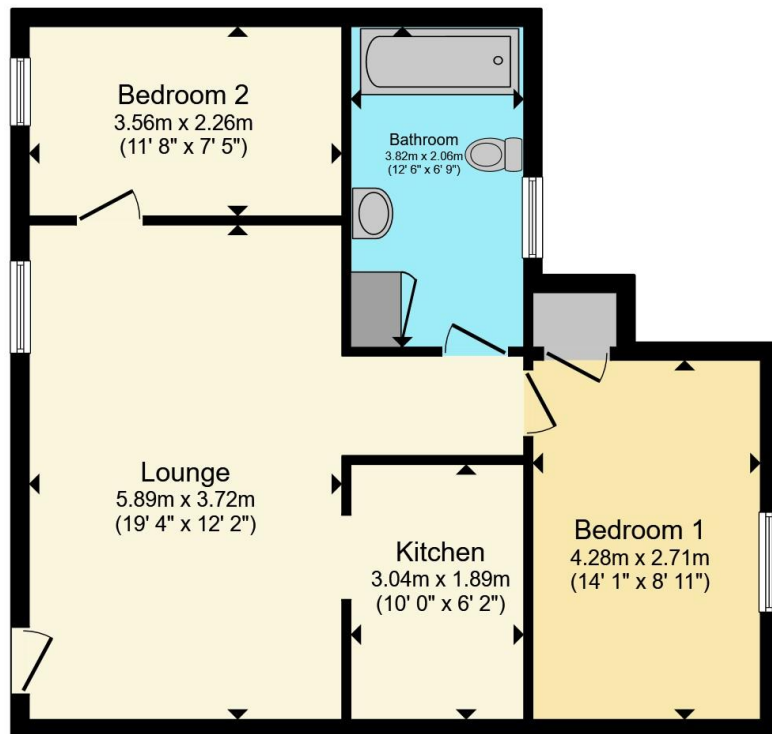
Parking

One allocated parking space along with further visitor parking.

Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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 61.4 m² (661 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: D Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106722

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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