





Property Description

A beautifully presented, top floor two bedroom apartment in the sought-after Balsall Common. Pristinely finished throughout, this property offers the ideal turn-key property for anyone that is ready to move right in or for landlords looking for a quick turnaround for potential tenants. Sitting less than a mile from Balsall Common's shops, restaurants and schools as well as Berkswell train station, this is the perfect location for anyone looking to get the most out of life in Balsall Common. Briefly comprising entrance hallway, living kitchen, two bedrooms with ensuite to master, family bathroom and allocated parking.

Approach

Entry phone system leading to communal entrance.

Entrance Hallway

Secure entry phone system.

Living/Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and draining unit with mixer tap, appliances to include electric oven and gas hob with cooker hood above, integral dishwasher, integral fridge freezer, space and plumbing for automatic washing machine, central heating boiler, one window to the rear and two windows to the side.

Bedroom One

Built-in wardrobes providing hanging and shelving space, window to the side and door through to:

Ensuite

Fitted with a white suite comprising of low-level WC, wash hand basin with mixer tap, shower cubicle, extractor fan, shaving point, Porcelanosa tiling, heated towel rail and obscure glazed window to the rear.

Bedroom Two

Window to the side.

Family Bathroom

Fitted with a white suite comprising of low-level WC, wash hand basin with mixer tap, bath with shower over, extractor fan, shaver point, Porcelanosa tiling, heated towel rail and obscure glazed window to the rear.

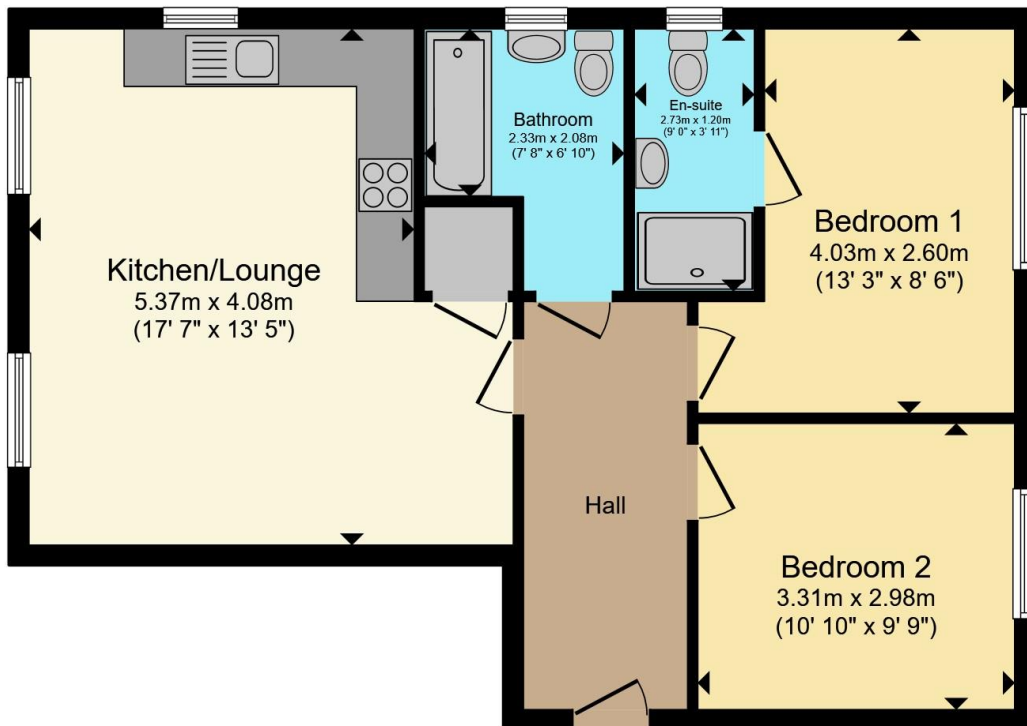
Outside

Communal garden to the rear of the property.

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 63.7 m² (685 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

T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
Solihull CV7 7FF

EPC Rating: B Council Tax
Band: C

Service Charge:
1813.32

Ground Rent:
250.00

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/BAL105552

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. 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.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.atkinsonstilgoe.com | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAL105552 - 0003

