



Albany Meadows Albany Lane Balsall Common CV7 7SR

for sale
£415,000



Property Description

Nestled in the heart of Balsall Common, Albany Meadows is a thoughtfully designed retirement village that combines modern living with a strong sense of community and wellbeing. Offering beautifully appointed homes in a peaceful, landscaped setting, it provides the perfect balance of independence, comfort and support.

Residents can enjoy a welcoming and vibrant community atmosphere, with professional care and assistance available whenever needed for complete peace of mind. Surrounded by tranquil green spaces, Albany Meadows offers a relaxed lifestyle while ensuring friends, neighbours and the Village Manager are always close at hand.

The village also features exceptional communal facilities, including the elegant Albany Lounge, ideal for socialising and events, and The Green, a beautiful outdoor space where residents can unwind and enjoy the surroundings. At Albany Meadows, you'll discover a place to feel at home, stay connected and enjoy life to the fullest. Offered with no upward Chain

Approach

Entry door with secure entry phone system.

Entrance Hallway

Two store cupboards, secure entry intercom.

Lounge

With patio doors to the side leading to private patio area.

Kitchen Diner

Fitted with a range of base and wall mounted units with complementary quartz work surfaces, stainless steel sink and drainer unit with mixer tap. Appliances to include electric oven and microwave with induction hob and cooker hood above, integrated dishwasher, integrated washing machine, integrated fridge freezer, central island unit with quartz worktops with storage beneath, corner window and patio door to the rear leading to large private terrace.

Bedroom One

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

Ensuite

Fitted with a suite comprising of low-level WC, wash hand basin fitted into vanity unit, level access shower, extractor fan, shaver point and heated towel rail.

Bedroom Two

Window to the rear.

Bathroom

Fitted with a white suite comprising of low-level WC, wash hand basin fitted into vanity unit, bath with mixer taps and shower over, extractor fan and shaver point.



Outside

Large private terrace to the rear, ample space for patio furniture, planters and pots, further patio to side of property.

Communal Areas

Lift to upper apartment levels, Individual secure post boxes, Cycle storage, External CCTV to apartment blocks, external lighting and wayfinding signage, additional visitor parking, village manager's office, additional landscaped areas

The Albany Lounge And Green

Beautifully finished communal lounge, interior designed to luxurious hotel lounge standards , range of seating areas which include sofas, chairs, tables and feature lighting, feature fire place with real log burner, wide screen TV area and reading area with feature book shelves.

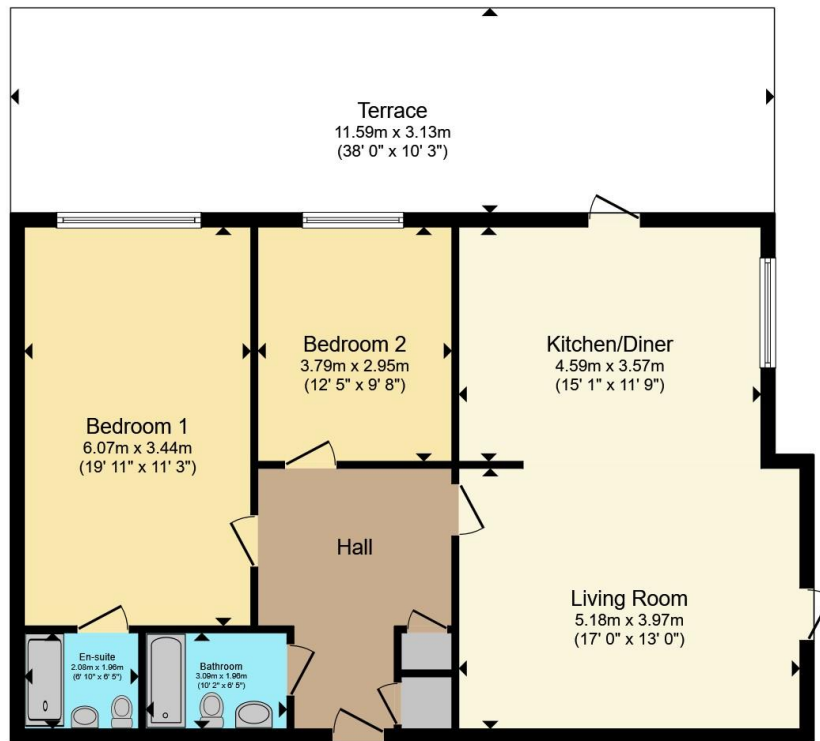
Buyer Aml Fee

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.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





Total floor area 87.7 m² (944 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: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106924

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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