



Drovers Close Balsall Common CV7 7JB

for sale
£185,000



Property Description

A beautifully presented top-floor apartment in the highly sought-after village of Balsall Common. This impressive two-bedroom home is ready to move straight into, making it an ideal purchase for first-time buyers, downsizers, or landlords seeking a hassle-free investment opportunity.

Conveniently located less than a mile from Balsall Common's excellent range of shops, restaurants, schools and Berkswell railway station, the property is perfectly positioned to enjoy everything the village has to offer while providing excellent transport links for commuters.

The accommodation briefly comprises an entrance hallway, a spacious open-plan living kitchen, two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, a modern family bathroom, and allocated parking. This superb apartment combines comfort, convenience and contemporary living in one of the area's most desirable locations. No upward chain

Approach

Having secure phone entry system leading to communal entrance.

Kitchen/Living/Dining

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

Master Bedroom

Fitted wardrobes providing hanging and shelving space, window to the side and go through to:

En Suite

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

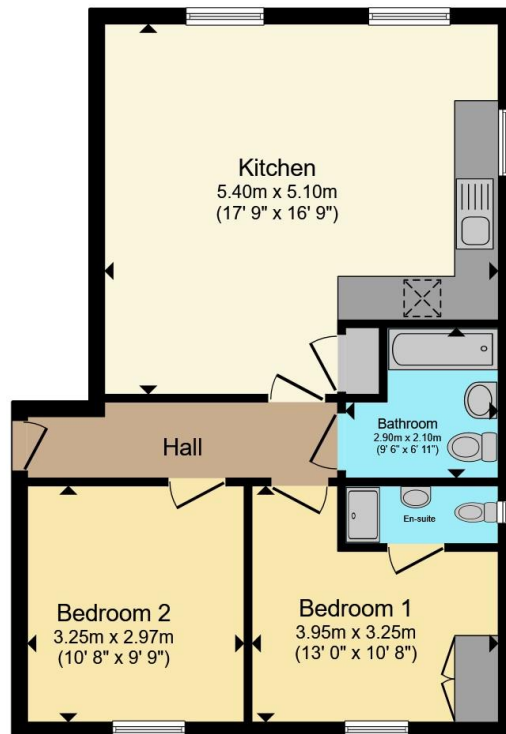
Outside

Two allocated parking spaces.

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 56.2 m² (605 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:
 3200.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106909

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.

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