





## Property Description

Nestled within an exclusive village development of only 39 carefully crafted homes, this three-bedroom semi-detached residence combines space, comfort, and ease of living in a secure and welcoming setting.

One of just four houses on the development, it offers a unique opportunity for buyers seeking to downsize without compromising on quality or practicality. Beautifully presented throughout, the property enjoys bright, well-balanced accommodation, generous living areas, and a high specification finish designed to support both current and future lifestyle needs, as well as a private garden offering secluded outdoor space.

Benefiting from a comprehensive service charge which includes: 45 minutes of weekly domestic support, external property maintenance such as window cleaning and gutter clearance, building insurance, and the services of a dedicated on-site Village Manager. Residents also benefit from access to a 24-hour, 7-day-a-week helpline. The hotel-style Albany Lounge offers a variety of optional social and wellbeing activities, including coffee mornings, a book club, Pilates classes, quiz nights, film screenings, and occasional live concerts.

## Approach

Front door leads through to:

## Entrance Hallway

Staircase rising to the first floor with storage cupboard.

## Ground Floor Shower Room

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit with cosmetic cabinet above, shower cubicle with twin head electric shower fitted, heated towel rail and obscure glazed window to the front.

## Lounge

Window to the front with blinds fitted.

## Kitchen / Diner

Fitted with a range of base and wall mounted units with complementary Granite work surfaces, sink and drainer with mixer tap, Bosch integrated appliances to include electric oven, grill and combination microwave, together with an induction hob and overhead cooker hood, integrated washing machine, dishwasher and fridge freezer and window to the rear overlooking garden. Dining Area: French door and window to the rear overlooking and leading to garden.

## First Floor Landing

Staircase rising from the hallway, storage cupboard and loft hatch giving access to part boarded roof space and ladder.

## Master Bedroom

Built-in wardrobes providing hanging and shelving space, window to the front with remote blinds with views over the green, door through to:

## Ensuite

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit with cosmetic cabinet above, level access shower with twin head electric shower fitted, extractor fan and heated towel rail.

## Bedroom Two

Window to the front.

## Bedroom Three

Window to the rear.

## Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit with cosmetics cabinet above, shower cubicle with twin head electric shower fitted, bath with shower over, heated towel rail, extractor fan and obscure glazed window to the rear.

## Outside

### Front Of Property

To the front of the property there is a small front garden with mature shrubs and allocated parking space.

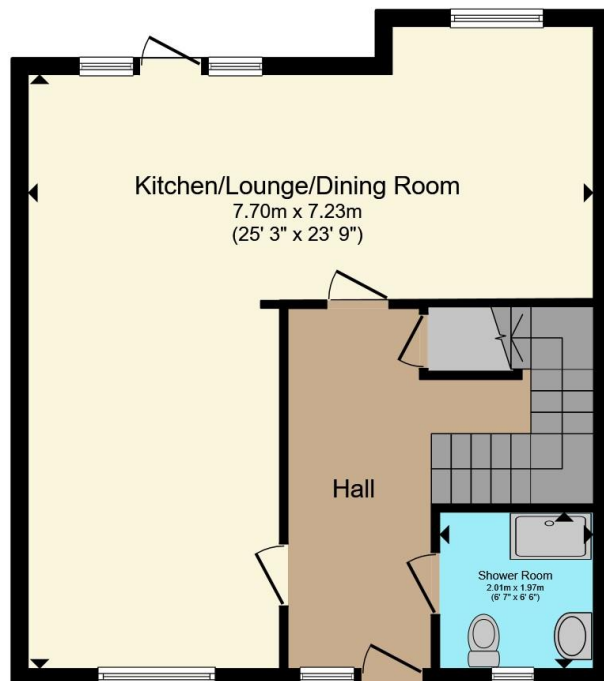
### Rear Garden

Private rear garden laid to lawn with mature trees, shrubs and borders, patio area with pergola and storage shed.

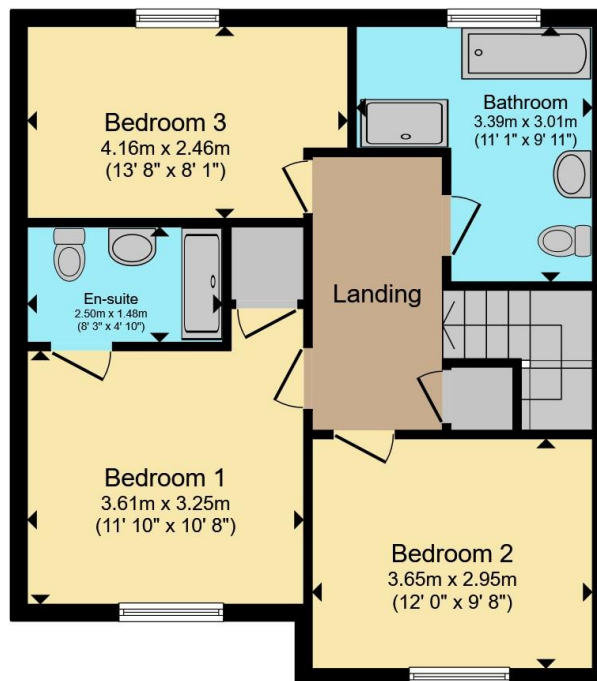
### Buyer Aml Fee

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.





**Ground Floor**



**First Floor**

Total floor area 112.8 m<sup>2</sup> (1,215 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](http://www.propertybox.io)



To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common  
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EPC Rating: B Council Tax  
Band: E

Service Charge: £5268 Ground Rent:  
£350

Tenure: Leasehold

**view this property online [atkinsonstilgoe.co.uk/Property/BAL107083](http://atkinsonstilgoe.co.uk/Property/BAL107083)**

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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