



Huggins Close Balsall Common CV7 7RX

for sale
£185,000



Property Description

A beautifully presented, light-filled two-bedroom top-floor apartment, ideally located in Huggins Close and enjoying attractive views over the park. This stylish home offers spacious, airy accommodation and is maintained to an excellent standard throughout.

Conveniently situated within walking distance of the train station, local shops, and everyday amenities, the property also provides easy access to Birmingham International Airport, Warwick University and the NEC

The accommodation briefly comprises a welcoming reception hallway, a generous lounge featuring a fireplace, a modern fitted kitchen with integrated appliances, two well-proportioned bedrooms, and a contemporary bathroom. The property further benefits from allocated parking and is offered with no upward chain.

Approach

Security entry phone system leads to communal entrance hallway.

Communal Entrance Hallway

Staircase rising to second floor, front door leading through to reception hallway.

Reception Hallway

Wall mounted electric radiator, loft hatch giving access to roof space, storage cupboard housing the hot water tank, door through to lounge.

Lounge / Diner

Feature fireplace with an electric fire, three windows providing attractive views over the park, built-in storage cupboard, wall-mounted electric radiator, TV aerial point, and access through to the kitchen.

Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, appliances to include electric oven and induction hob with cooker hood above, integrated washer/dryer, space for fridge freezer and window to the side.

Bedroom One

Window to the side.

Bedroom Two

Window to the side.

Bathroom

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

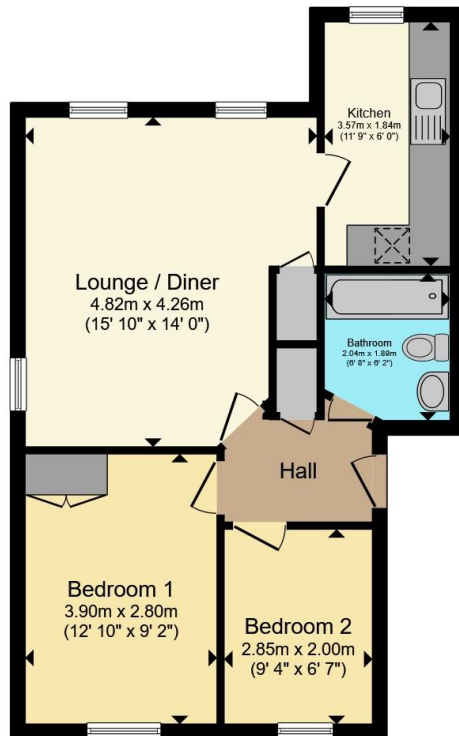
Outside

One allocated parking space and communal gardens.

Buyer Aml Fee

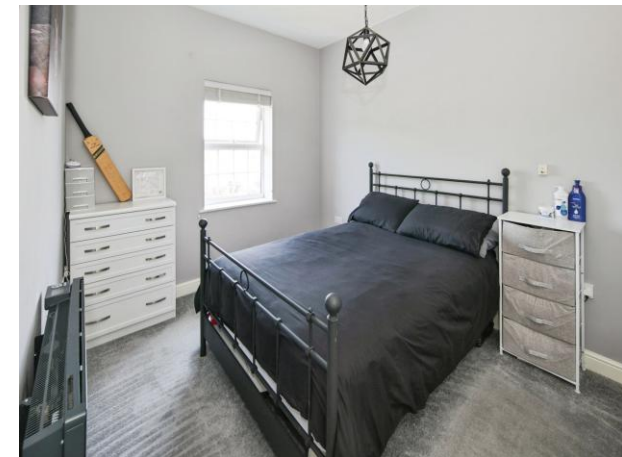
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 52.5 m² (565 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: C Council Tax
Band: B

Service Charge:
1440.84

Ground Rent:
227.82

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106959

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Feb 2002. 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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