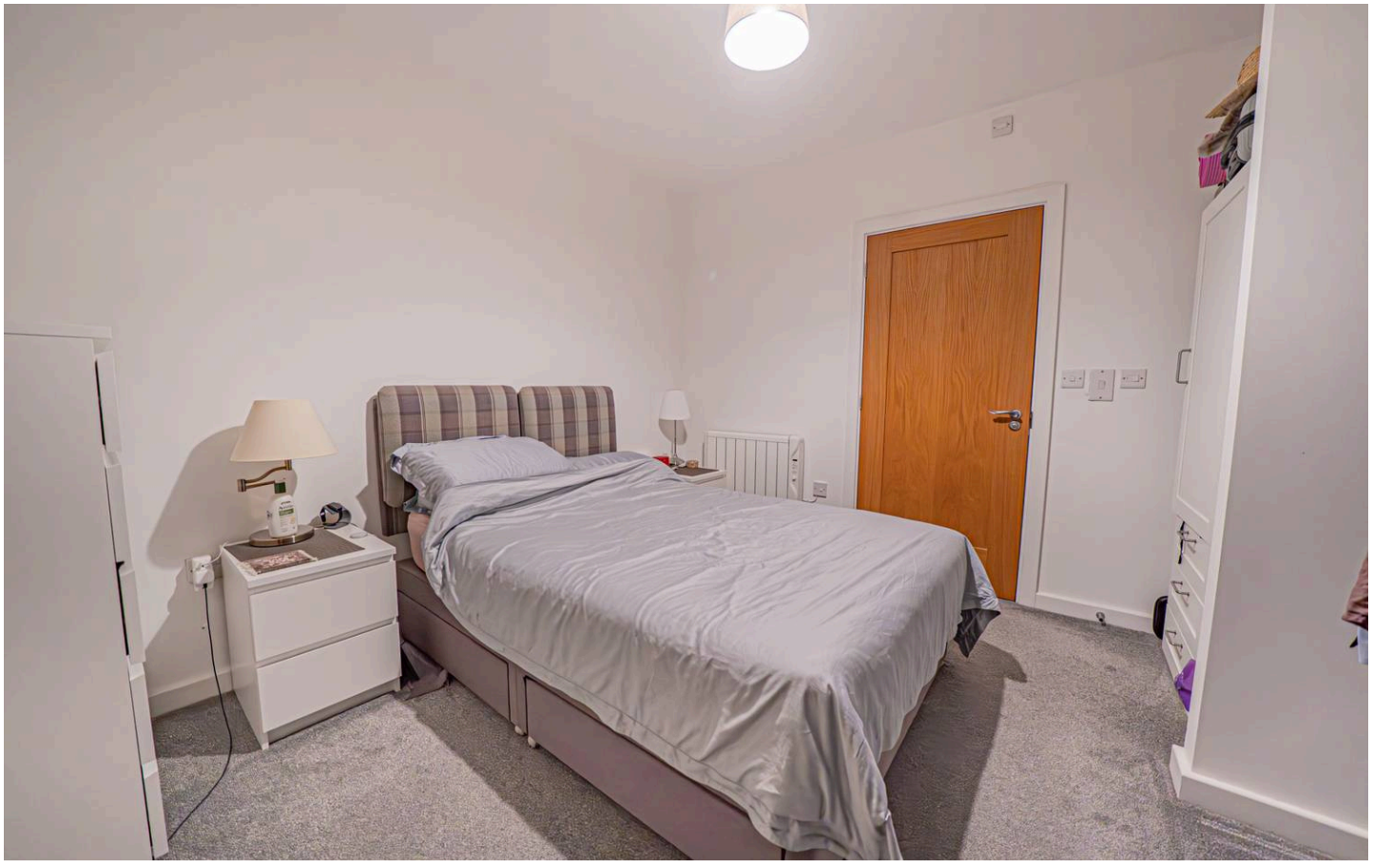
Station Road, Balsall Common

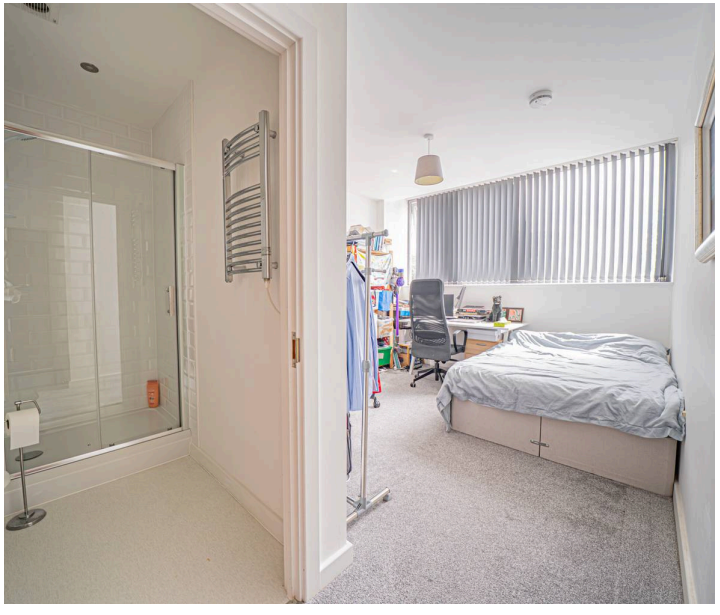
£200,000

xact HOMES

PROPERTY OVERVIEW

This well-presented first floor apartment offers an exceptional opportunity to acquire a modern two bedroom flat in a sought-after central village location, available with no onward chain for a smooth and efficient purchase. The property is accessed via a secure entrance system, providing peace of mind and a welcoming communal area. Upon entering, you are greeted by a spacious hallway that leads to the impressive open plan kitchen/dining and living room, designed to maximise both light and space, making it ideal for entertaining or relaxing. The contemporary kitchen features a range of fitted units and integrated appliances (including oven, hob, and extractor), complemented by ample worktop space and storage. The living area is well-proportioned and provides a flexible layout for both lounge and dining furniture. The apartment boasts two generous double bedrooms, each benefiting from its own en-suite bathroom, offering privacy and convenience for both residents and guests. One bedroom includes a large window, ensuring a bright and airy atmosphere throughout. Additional features include a useful storage cupboard in the hallway which is plumbed for a washer/dryer (washer/dryer not included), double glazing, and efficient electric heating, ensuring comfort year-round.





The property is further enhanced by an allocated parking space with dedicated EV charger, reserved exclusively for the apartment, making day-to-day living even more convenient. Situated in the heart of the village, the apartment is ideally placed for easy access to local amenities, shops, cafes, and transport links, making it an excellent choice for professionals, first-time buyers, or those seeking a low-maintenance investment. The combination of a prime location, modern interiors, and practical features ensures this property is ready to move into and enjoy immediately. With no onward chain, prospective buyers can look forward to a straightforward transaction. Early viewing is highly recommended to appreciate the quality and convenience this superb apartment has to offer.

PROPERTY LOCATION

Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. There is a thriving village centre with a wide variety of shops, a supermarket and numerous quality restaurants in addition to a dentist and doctors surgery also being based within the village.

Council Tax band: B

Tenure: Leasehold

- First Floor Apartment
- No Onward Chain
- Central Village Location
- Two Double Bedrooms (Both En-suite)
- Open Plan Kitchen / Dining & Living Room
- Allocated Parking
- Security Entrance System

HALLWAY

KITCHEN/DINING & LIVING ROOM
17' 9" x 19' 0" (5.40m x 5.78m)

BEDROOM ONE
10' 11" x 10' 9" (3.32m x 3.27m)

ENSUITE
4' 9" x 6' 9" (1.46m x 2.06m)

BEDROOM TWO
11' 0" x 10' 8" (3.35m x 3.25m)

ENSUITE
4' 6" x 10' 4" (1.37m x 3.14m)

TOTAL SQUARE FOOTAGE
69.0 sq.m (744 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING

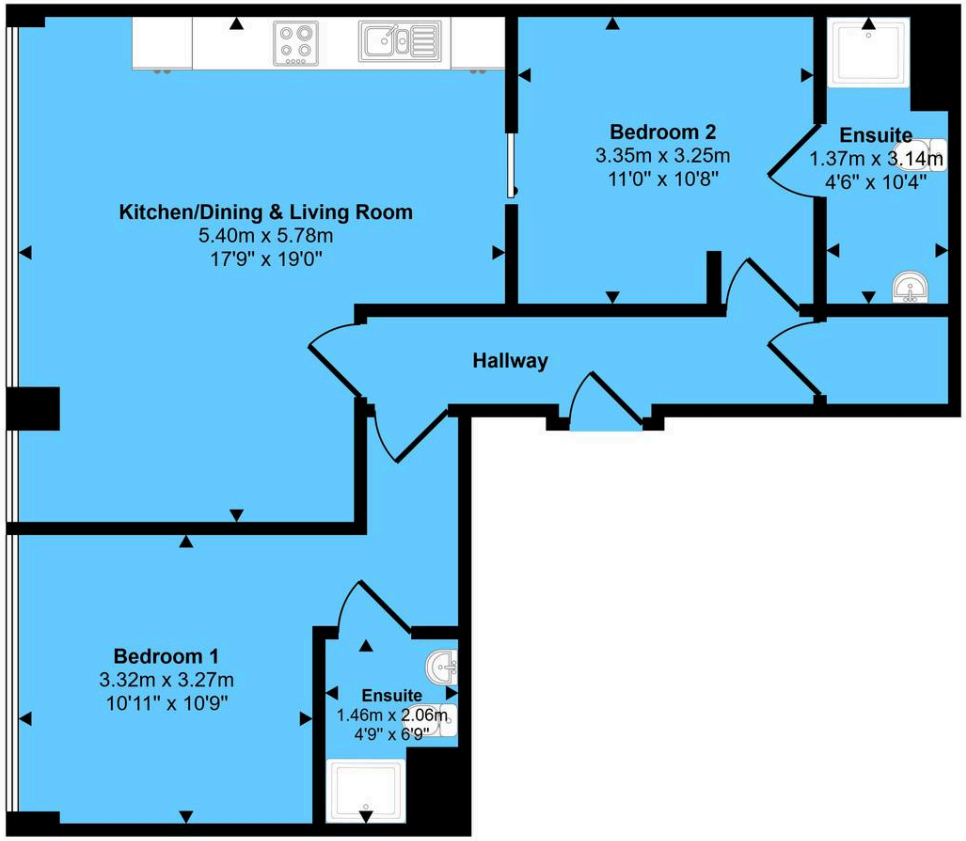
ITEMS INCLUDED IN THE SALE
Integrated oven, integrated hob, extractor, fridge/freezer, some carpets, all blinds and light fittings and car charging point (fitted 2021).

ADDITIONAL INFORMATION
Services - water on a meter, mains electricity and sewers. Broadband - ADSL copper wire. Service charge - £1,800 pa. Ground rent - £199 pa.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Approx Gross Internal Area
69 sq m / 744 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes
170 Station Road, Balsall Common - CV7 7FD
01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk