





Property Description

A lovely two bedroom ground floor apartment situated in the sought after location in the centre of Meriden Village with views over the duck pond. Briefly comprising, lounge, kitchen, two bedrooms and bathroom, with garage en block. In addition, there is communal parking.

Approach

Front door leads through to entrance hall.

Open Plan Lounge / Kitchen

Lounge area with laminate flooring and electric heaters, kitchen fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, electric oven with hob and cooker hood above, integrated under counter fridge freezer, space and plumbing for slimline dishwasher, storage heater and two windows to the rear.

Bedroom One

Fitted wardrobes providing hanging and shelving space, electric heater and window to the front.

Bedroom Two

Electric heater and window to the front.

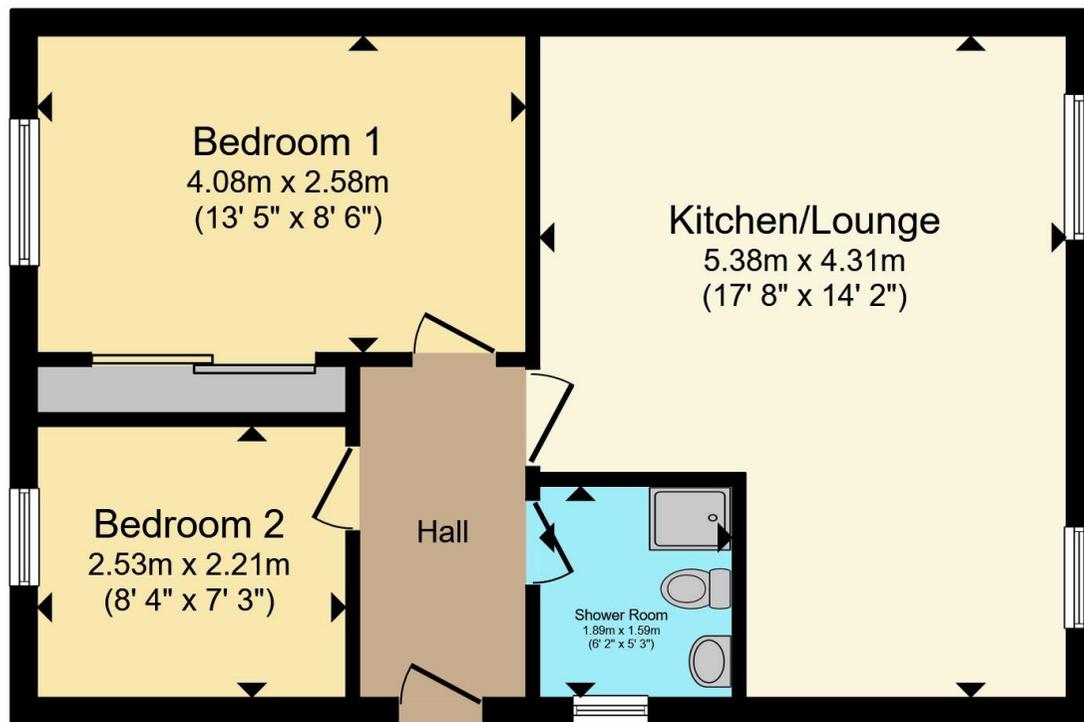
Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin, shower cubicle with electric shower fitted, extractor fan and heated towel rail.

Outside

Communal parking to the front and side of the property and communal garden to the rear.





Total floor area 45.3 m² (487 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: D Council Tax
Band: B

Service Charge:
1286.46

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106662

This is a Leasehold property with details as follows; Term of Lease 146 years from 21 May 2018. 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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Property Ref: BAL106662 - 0005