



**Apt 32, 550 Kenilworth Road, Balsall Common**  
**£115,000**



## Apartment 32

550 Kenilworth Road, Coventry

### PROPERTY IN BRIEF

Located on the 1st floor in a quiet position offering neutral decor and the benefit of a welcoming entrance hallway with door entry security system, emergency pull cord control and large storage cupboard-perfect to store your ironing board and vacuum.

Enjoying a comfortable and spacious living room with peaceful garden views and benefiting from dining area which many of these apartments don't have.

Your bedroom is spacious having mirror-fronted built-in wardrobes and plenty of floor space for additional bedroom furniture.

The bright and airy kitchen is conveniently located just off the living space and is well-equipped with integral appliances all perfectly placed for ease of reach and a garden view.

The shower room offers corner shower cubicle with seating and hand-rail assistance.

Beautifully tended communal gardens surround the development where you can enjoy the tranquillity as well as a pleasant social area to chat with fellow residents. The development benefits from communal parking with designated disabled spaces too. There is a house manager on site during office hours, with out-of-hours online assistance with the pull-cord system.

There are stay-over rooms available to rent, as well as communal kitchen, laundry, bin store, large residents lounge area and WC. There is a lift from the ground floor as well as stairs if you prefer a work-out.

The property is sold with no upward chain.

## BALSALL COMMON

A popular village with great community atmosphere. This development sits in the heart of the village, easy walk to shops, amenities ( opticians, vets, doctors, dentists, convenience store, post office counter, etc) Plus many groups locally to cater for many interests and hobbies. Berkswell train station in village, local buses, pubs, restaurants, and countryside close by with local walks and parks.

## COMMUNAL AREAS

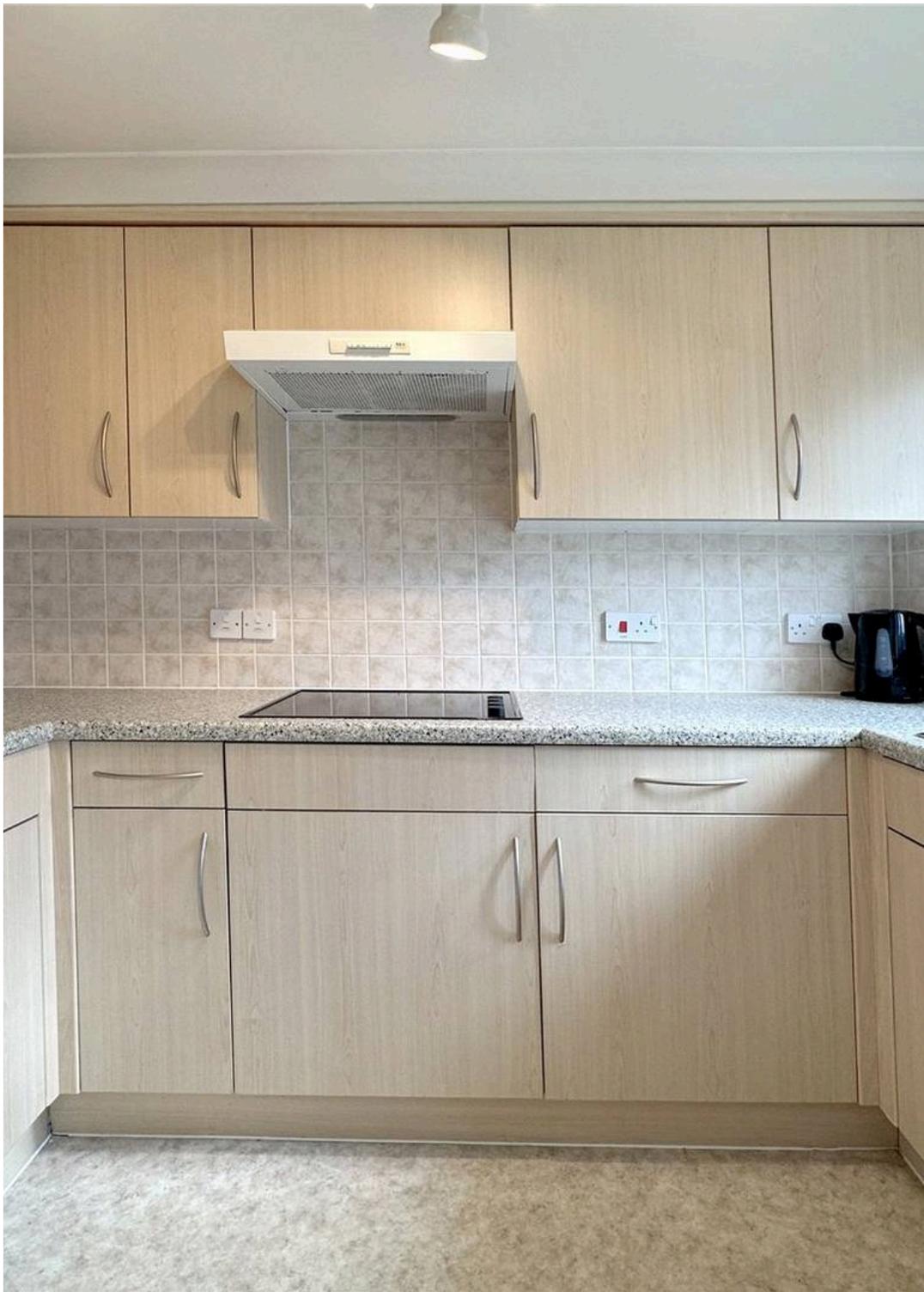
The development caters well for community spirit, offering a large lounge/seating area where you can join in conversations, games etc with fellow residents, also benefiting from a communal kitchen, laundry on the ground floor, WC and bin store. The house managers office is located on the ground floor too. There is a well-tended communal garden with a selection of restful areas to soak up the peace and quiet, sunshine and enjoy the company of other residents.

## ACCOMODATION

Welcome inside the comfortable and peaceful apartment. The moment you step inside the hallway you can feel the space on offer. Neutrally presented hallway with large storage cupboard-ideal to store away the cleaning materials and your coats. There is a door access control system to let in friends and family at the main entrance as well as providing peace of mind.

Boasting a big, bright, comfortable lounge/dining room having the benefit of a large, opening double glazed window delivering plenty of natural light into the living room and views of the gardens. A perfect space for inviting your friends over for a coffee and catch up or just relaxing. Plenty of space for your sofas, chairs plus a space for your dining table which isa a great feature of this particular apartment. An electric heater, telephone point, aerial point, sky TV cable and emergency pull cord.





The kitchen has been carefully designed with everything you need at hand. A neutral range of wall and base units with contrasting surface, flooring and splash back tiles. A number of integral appliances include fridge, freezer, microwave , single oven and grill, electric hob and extractor hood. In addition a wall-mounted heater and emergency pull cord. The kitchen also enjoys a view of the garden through the opening double glazed window. French doors linking the lounge/diner.

The bedroom is neutrally presented having the benefit of built-in mirror-fronted wardrobes. There is plenty of space here for your bedroom furniture with good floor area to move around easily. Mid-height wall sockets, telephone point, TV aerial point, emergency pull cord and electric heater.

A spacious shower room offering corner shower cubicle with mains fed shower, glass sliding doors and assistance seat for comfortable showering. Armitage Shanks wash basin with vanity storage under. W.C, mirror with light over. Electric heater and extractor.

#### RESIDENTS PARKING

Parking is offered on a communal basis with disable parking bays closer to the front door.















#### ADDITIONAL INFORMATION

We are advised this property is Leasehold, please seek confirmation from your legal representative.

- EPC - B83 potential to be B86.
- We are advised the council tax band B is payable to Solihull Metropolitan Borough Council.
- Service Charge £5,295pa
- Ground Rent: £395 pa
- Lease Granted 2005 with 125 year lease. Approx. 105 years remaining.
- Seller lived her 5 years.
- Heating system is electric heaters, with an electric water heating system.
- Council Tax- owner has been paying £1000pa electric.
- Council Tax £1200 pa single occupancy- figures produced by seller.
- The development is managed in house
- Brick and tile construction
- Mains sewerage and utilities
- Good local mobile signal subject to provider

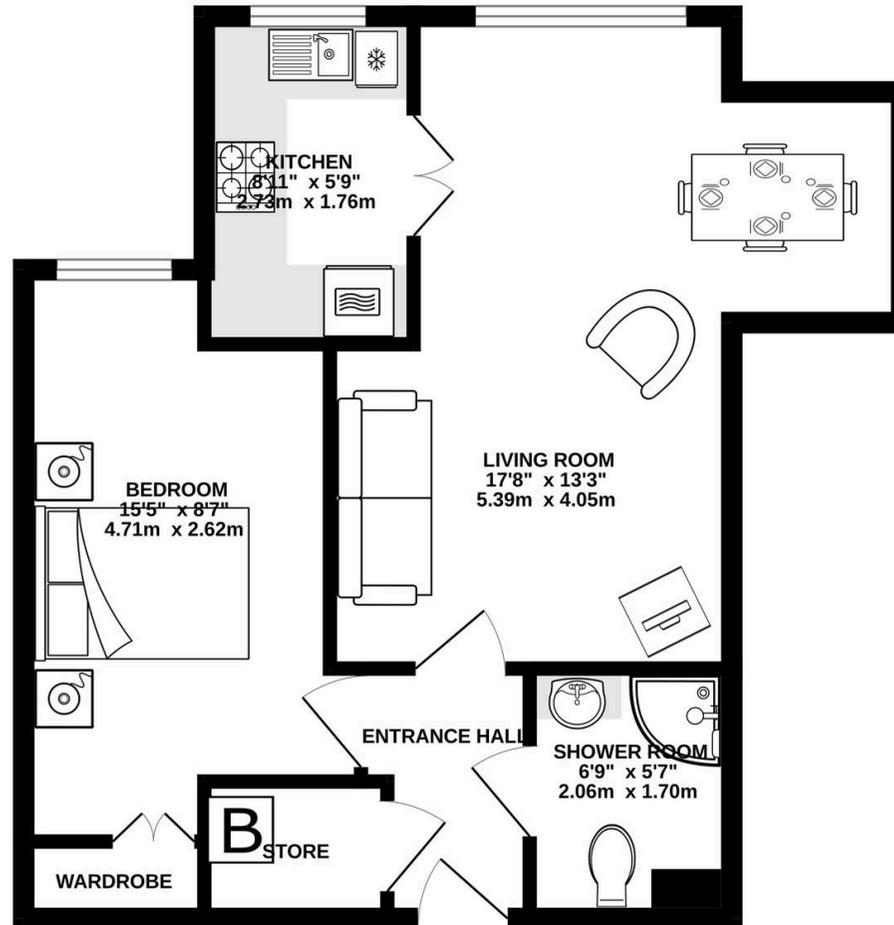


Part C – Vendor not aware of any building Safety issues, restrictions other than age restriction as retirement, rights or easements, flood risk, coastal erosion, planning permissions, or coal mining issues when purchased. Please refer to your solicitor and the management pack that will be provided upon an accepted offer.

Ginger have not checked appliances, nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points. All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions are the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.

GROUND FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



1 BEDROOM APARTMENT

TOTAL FLOOR AREA : 472 sq.ft. (43.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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