



## Albany Lane, Balsall Common

Guide Price £525,000





## PROPERTY OVERVIEW

A rare opportunity to acquire a three-bedroom semi-detached home in the exclusive Albany Meadows development (restricted to buyers over 55s). Designed specifically for those seeking a sophisticated and communal retirement, this luxury home combines spacious modern interiors with peaceful, landscaped surroundings. The ground floor features a generous open-plan living area and a premium kitchen/diner overlooking a private rear garden. The kitchen is finished to an exceptional standard with granite work surfaces and integrated Bosch appliances. Practicality is ensured with a ground-floor guest shower room and toilet. Upstairs, the principal suite offers views over "The Green" and includes a luxury en-suite with a walk-in shower. Two further bedrooms and a contemporary family bathroom complete the accommodation. Outside the property benefits from a generous rear garden, with patio area, full height fencing and brick build bin store. Residents benefit from a supportive living environment which includes 45 minutes of weekly domestic support, a dedicated Village Manager and access to a 24-hour 7 days a week help line. On-site amenities include the hotel-style Albany Lounge (where a range of activities are held including, a book club, Pilates, weekly coffee morning, quiz nights, film night, scrabble, family history meetings and occasional concerts) and beautifully manicured and full maintained communal gardens.



All external property maintenance is covered including roof, drains, guttering and window cleaning in addition to property insurance.

Viewing is by prior appointment with Xact on 01676 534 411.

#### 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: E

Tenure: Leasehold

- Retirement (Over 55s) Three Bedroom Semi-Detached
- Fitted Kitchen with Granite Work-Surfaces
- Open Plan Living / Dining / Kitchen
- Luxury Bathroom + Downstairs Shower Room
- En-Suite Principal Bedroom
- Private Rear Garden
- Allocated Parking Space + Guest Parking Spaces
- On-Site Car Charging Point
- Energy Efficient - EPC Rated B



**HALLWAY**

**SHOWER ROOM**

6' 2" x 5' 6" (1.87m x 1.67m)

**LIVING AREA**

10' 2" x 12' 10" (3.10m x 3.90m)

**DINING AREA**

10' 2" x 9' 6" (3.09m x 2.89m)

**KITCHEN**

12' 2" x 10' 0" (3.72m x 3.05m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

11' 0" x 10' 0" (3.35m x 3.05m)

**ENSUITE**

7' 2" x 4' 7" (2.18m x 1.40m)

**BEDROOM TWO**

11' 3" x 9' 0" (3.42m x 2.75m)

**BEDROOM THREE**

12' 11" x 7' 6" (3.94m x 2.28m)

**BATHROOM**

9' 3" x 10' 1" (2.82m x 3.08m)

**TOTAL SQUARE FOOTAGE**

105.0 sq.m (1126 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **PRIVATE REAR GARDEN**

### **ALLOCATED PARKING**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, washing machine, washer/dryer, garden shed, all carpets, some blinds and light fittings.

### **ADDITIONAL INFORMATION**

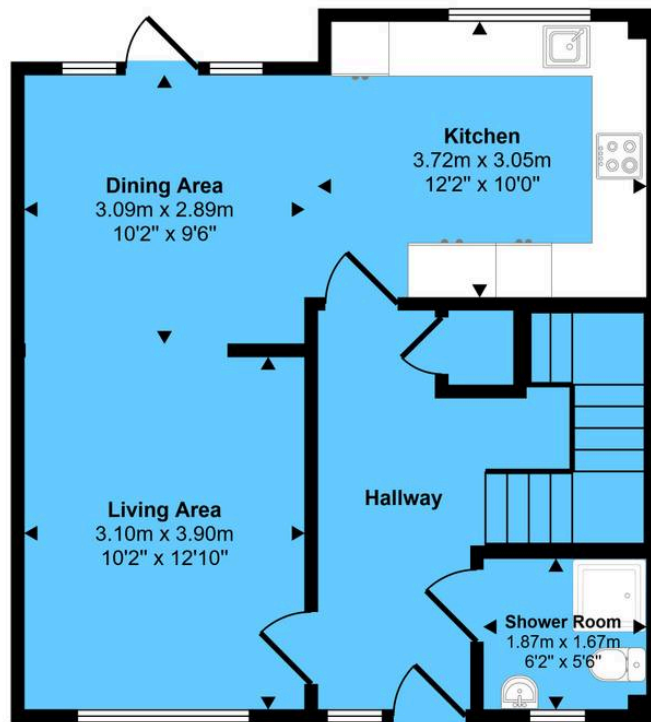
Services - water on a meter, mains electricity and sewers. Loft space - part boarded.

### **INFORMATION FOR POTENTIAL BUYERS**

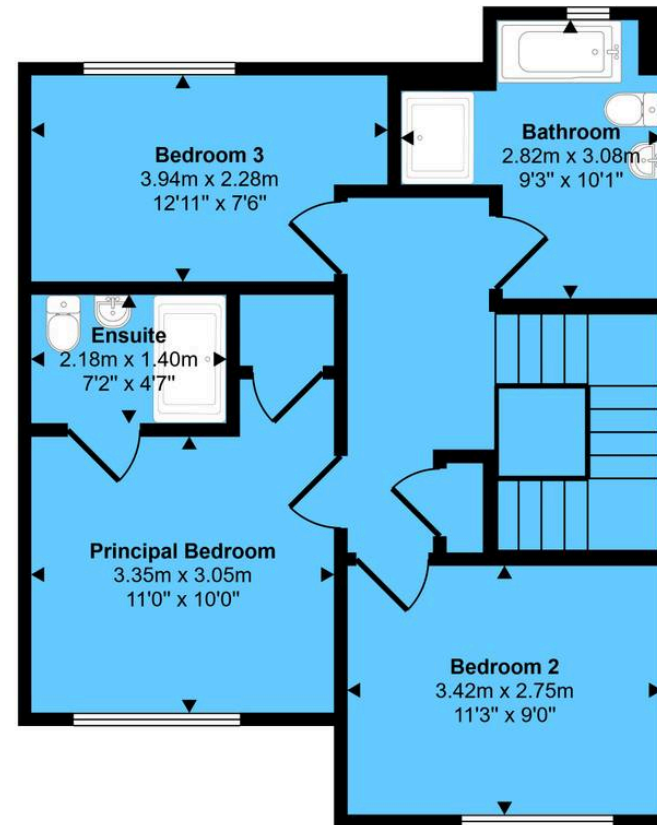
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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  
105 sq m / 1126 sq ft



Ground Floor  
Approx 51 sq m / 545 sq ft



First Floor  
Approx 54 sq m / 581 sq ft

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**

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