



## Meer Stones Road, Balsall Common

Offers Over £170,000





## PROPERTY OVERVIEW

Originally built by Crest Nicholson in 2018 this one bedroom ground floor apartment has the balance of the 10 year new build guarantee and provides a showhome condition, low maintenance home which can be purchased with the benefit of no onward chain. Being ideal for a first time buyer, downsizer or as a rental property with potential rental income of £900 PCM the property provides potential purchasers with:- entrance hallway, open plan kitchen / dining / living room, double bedroom with fitted wardrobe, generous bathroom and large storage cupboard.

Further benefiting from one allocated parking space, a 115+ year lease and with an energy efficiency rating of 'C' the property is available to view by 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: B

Tenure: Leasehold

- One Bedroom Apartment
- Open Plan Kitchen / Dining / Living Room
- Beautifully Presented Throughout
- Double Bedroom With Fitted Wardrobe
- Allocated Parking
- Balance Of New Build Guarantee





#### **ENTRANCE HALLWAY**

#### **KITCHEN / DINING / LIVING ROOM**

20' 10" x 13' 1" (6.36m x 4.00m)

#### **BEDROOM**

13' 11" x 10' 5" (4.23m x 3.18m)

#### **BATHROOM**

6' 7" x 6' 6" (2.00m x 1.97m)

#### **LARGE STORAGE CUPBOARD**

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 46.3 sq.m. = 498 sq.ft. approx.

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

Bosch integrated oven, Bosch integrated hob, extractor, Bosch fridge freezer, Bosch dishwasher, all carpets, all curtains, all blinds and a fitted wardrobe in the bedroom.

#### **ADDITIONAL INFORMATION**

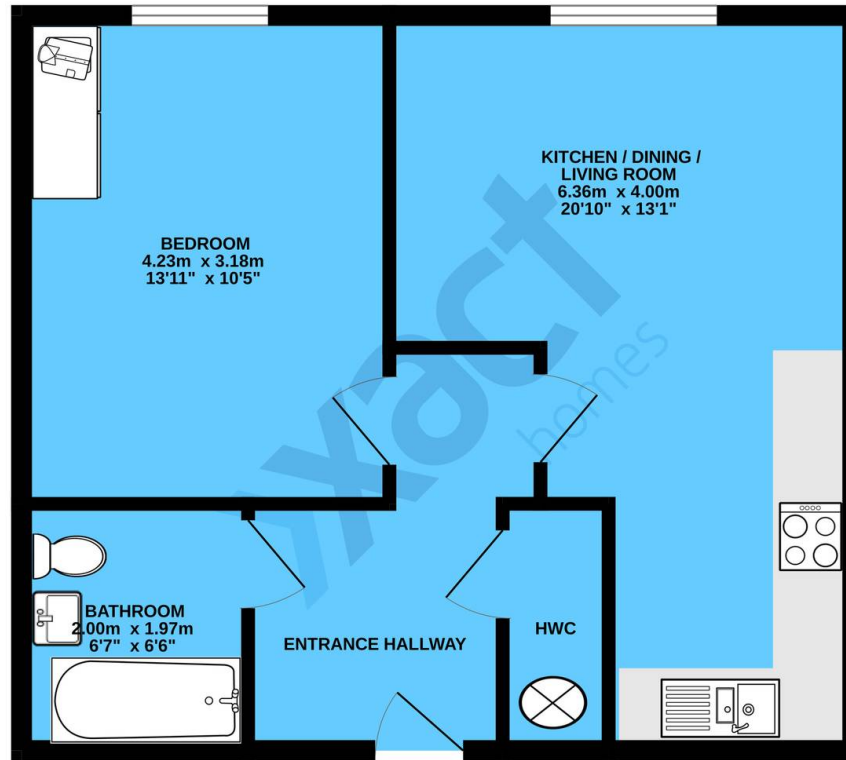
Services - electricity and mains sewers. Broadband - BT. Ground rent - £200 (pa). Service charge - £900 (pa).

#### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
46.3 sq.m. (498 sq.ft.) approx.



TOTAL FLOOR AREA : 46.3 sq.m. (498 sq.ft.) 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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**Xact Homes**

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

