



## Windmill Park Windmill Lane, Balsall Common

Offers in Region of £200,000







## PROPERTY OVERVIEW

This three bedroom park home is located in a semi-rural edge of village location and has been refurbished and modernised to the highest possible standard (the whole exterior has had new insulation and render to help keep bills to a minimum) and now provides a ready to move into home for the over 50s buyer. Being available to purchase with no onward chain and benefitting from new carpets, complete redecoration and a newly fitted bathroom and kitchen the accommodation provides potential purchasers with:- kitchen with integrated appliances, open plan living / dining room, South facing sun terrace, three bedrooms, with two of the bedrooms being doubles and the third being used as an office, and a modern bathroom with bath and shower cubicle.



Outside the property has allocated parking for two vehicles, full width South facing sun terrace with glass balustrade, storage shed and private low maintenance garden to both sides.

Viewing is 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: A

Tenure: Leasehold

- Three Bedroom Park Home
- Fully Refurbished Throughout
- Open Plan Kitchen / Living / Dining Room
- Allocated Parking
- Over 50's Site
- Rural Edge of Village Location
- South Sun Terrace







**KITCHEN/LIVING/DINING ROOM**  
19' 6" x 14' 3" (5.94m x 4.34m)

**HALL**

**BEDROOM ONE**  
10' 6" x 9' 7" (3.20m x 2.92m)

**BEDROOM TWO**  
9' 7" x 7' 7" (2.92m x 2.31m)

**BEDROOM THREE/OFFICE**  
9' 7" x 7' 1" (2.92m x 2.16m)

**BATHROOM**  
8' 11" x 6' 7" (2.72m x 2.01m)

**TOTAL SQUARE FOOTAGE**  
58.3 sq.m (627 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**SUN TERRACE**

**ALLOCATED PARKING FOR TWO VEHICLES**

**LOW MAINTENANCE GARDEN BOTH SIDES**







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

Integrated oven, integrated hob, extractor, all carpets and light fittings and garden shed.

#### **ADDITIONAL INFORMATION**

Services - Oil, mains electricity and sewers.

Broadband - fibre optic. Tenure - permanent leasehold (no expiry date) Ground rent - £1,920 pa

#### **INFORMATION FOR POTENTIAL BUYERS**

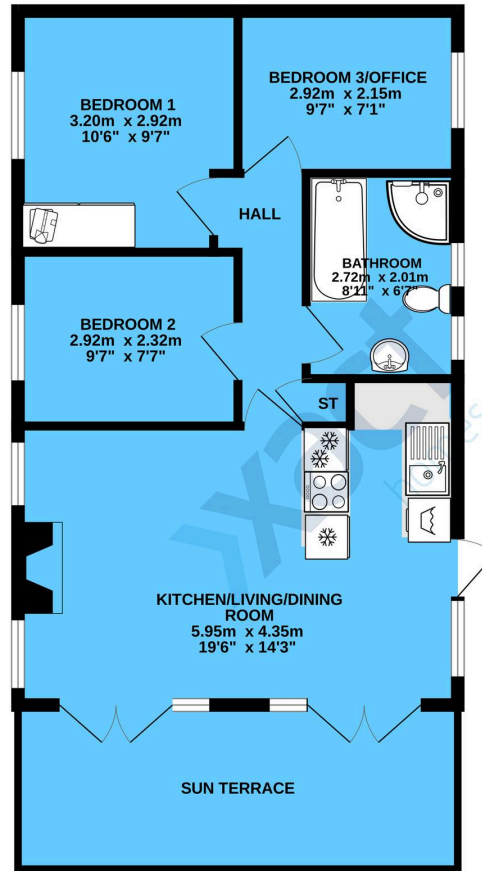
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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







GROUND FLOOR  
58.3 sq.m. (627 sq.ft.) approx.



TOTAL FLOOR AREA: 58.3 sq.m. (627 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**

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