



Brickyard Close, Balsall Common

Guide Price £265,000





PROPERTY OVERVIEW

Originally built by Charles Church in 2004 this larger style apartment is situated midway between the village centre & Berkswell train station and provides viable alternative for buyers looking for a bungalow / ground floor living accommodation. Being well presented throughout having been recently re-painted and carpeted the property offers a ready to move into home that benefits from a lower than average service charge of approximately £970 per annum & a ground rent of £250.

In summary the property offers potential purchasers; own front door without accessing any communal areas, large reception hall, lounge / dining room, fitted kitchen with integrated appliances, two double bedrooms (one en-suite), bathroom and an allocated parking space. Being very well presented throughout the property is worthy of internal inspection to fully appreciate the quality of the accommodation available.

Viewing is by appointment only with Xact on 016786 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: D

Tenure: Leasehold

- Larger Two Bedroom Apartment
- Well Presented Throughout
- Ground Floor
- Large Lounge/Dining Room
- Two Double Bedrooms
- En-Suite Principal Bedroom
- Allocated Parking Space
- Ideally Position for Access to the Train Station & Village Centre



RECEPTION HALL

STORE

LOUNGE/DINING ROOM

17' 9" x 14' 0" (5.41m x 4.27m)

KITCHEN

14' 0" x 6' 4" (4.27m x 1.93m)

**PRINCIPAL BEDROOM**

13' 3" x 10' 3" (4.04m x 3.12m)

ENSUITE**BEDROOM TWO**

13' 6" x 9' 7" (4.11m x 2.92m)

BATHROOM**TOTAL SQUARE FOOTAGE**

76.5 sq.m (824 sq.ft) approx.

OUTSIDE THE PROPERTY**ALLOCATED PARKING****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, freezer, fridge/freezer, washing machine, tumble dryer and all carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

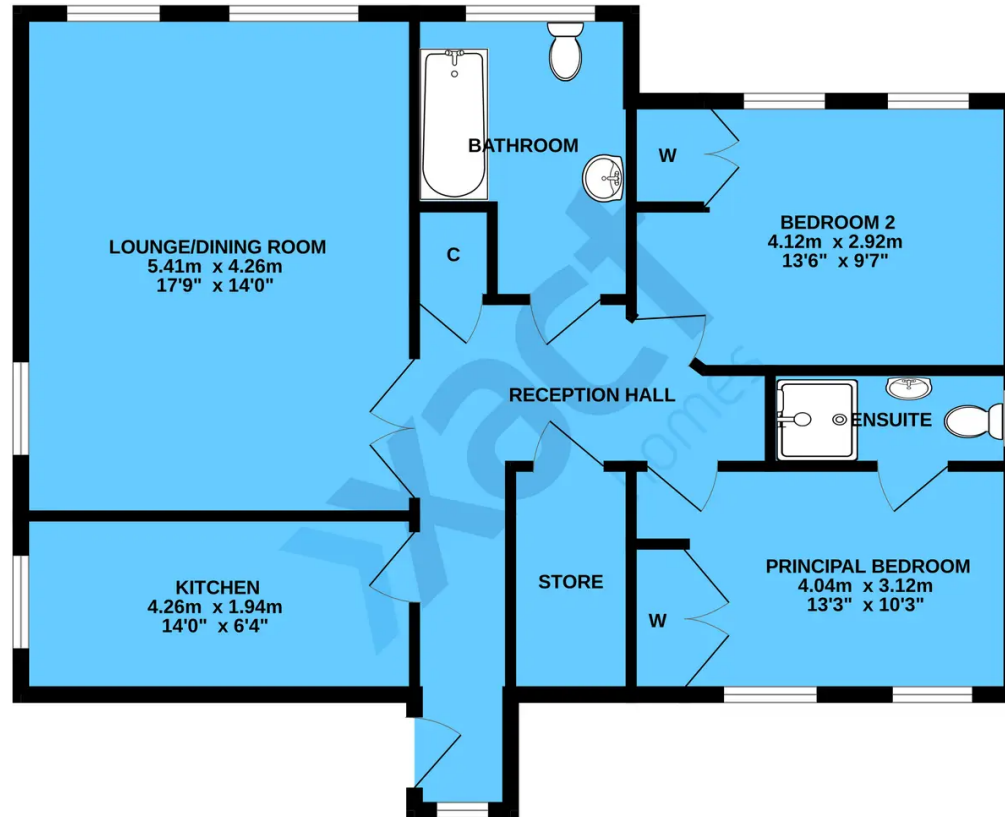
Services - mains gas, electricity and sewers.

Broadband - BT. Service charge - £970 pa. Ground rent - £250 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
76.5 sq.m. (824 sq.ft.) approx.



TOTAL FLOOR AREA : 76.5 sq.m. (824 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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