



Kenilworth Road, Balsall Common

£130,000





## PROPERTY OVERVIEW

This exceptionally well presented ground floor retirement apartment offers ready to move into living accommodation and is within walking distance to the village shops and bus stop. Being available to purchase with no onward chain the property benefits from having upgraded electric heaters, new hot water system, refitted shower room and contemporary decoration throughout. In summary the property provides potential purchasers with:- entrance hallway, good size lounge / dining room with French doors out onto a small patio area, modern fitted kitchen, two double bedrooms and a re-fitted shower room.

Rose Court provides an ideal living environment for over 58's who prefer to continue with independent living but with the benefit of a 24 hour care line response and on site manger during the day. Additionally Rose Court provides a communal lounge, laundry room, guest facilities, communal gardens and off road parking.

Viewing is by appointment with Xact on 01676 534 411.





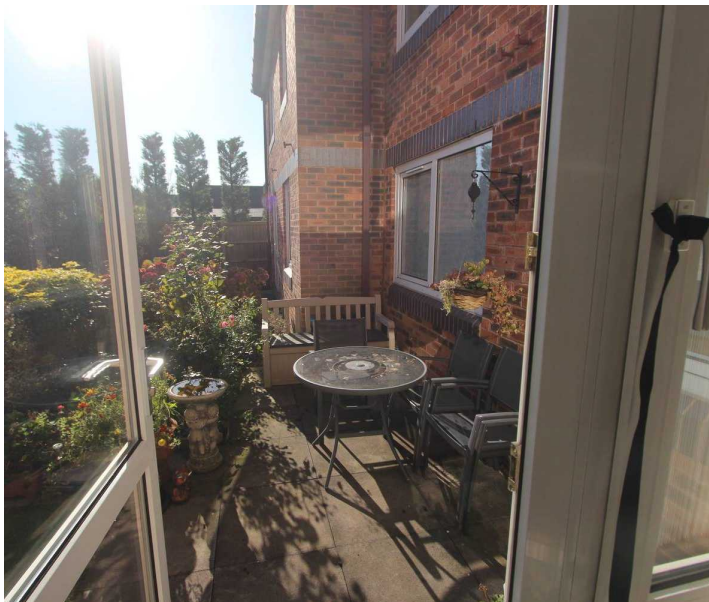
#### PROPERTY LOCATION

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: C

Tenure: Leasehold

- Two Bedroom Retirement Apartment
- Ground Floor
- Beautifully Presented Throughout
- No Onward Chain
- Own Patio Area Accessible from Lounge Room
- On-Site House Manager & Careline Response
- Off Road Parking





## HALLWAY

## LOUNGE AREA

17' 9" x 15' 9" (5.40m x 4.80m)

## DINING AREA

9' 0" x 4' 7" (2.75m x 1.40m)

## KITCHEN

9' 1" x 6' 1" (2.78m x 1.85m)

## BEDROOM ONE

17' 5" x 8' 8" (5.30m x 2.65m)

## BEDROOM TWO

14' 3" x 8' 8" (4.35m x 2.65m)

## SHOWER ROOM

9' 4" x 6' 6" (2.84m x 1.98m)

## TOTAL SQUARE FOOTAGE

Total floor area: 61 sq.m. = 657 sq.ft. approx.

## OUTSIDE THE PROPERTY

## SMALL PATIO AREA

## COMMUNAL GARDENS

## ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, fitted wardrobes, all carpets, curtains, blinds and light fittings.

## ADDITIONAL INFORMATION

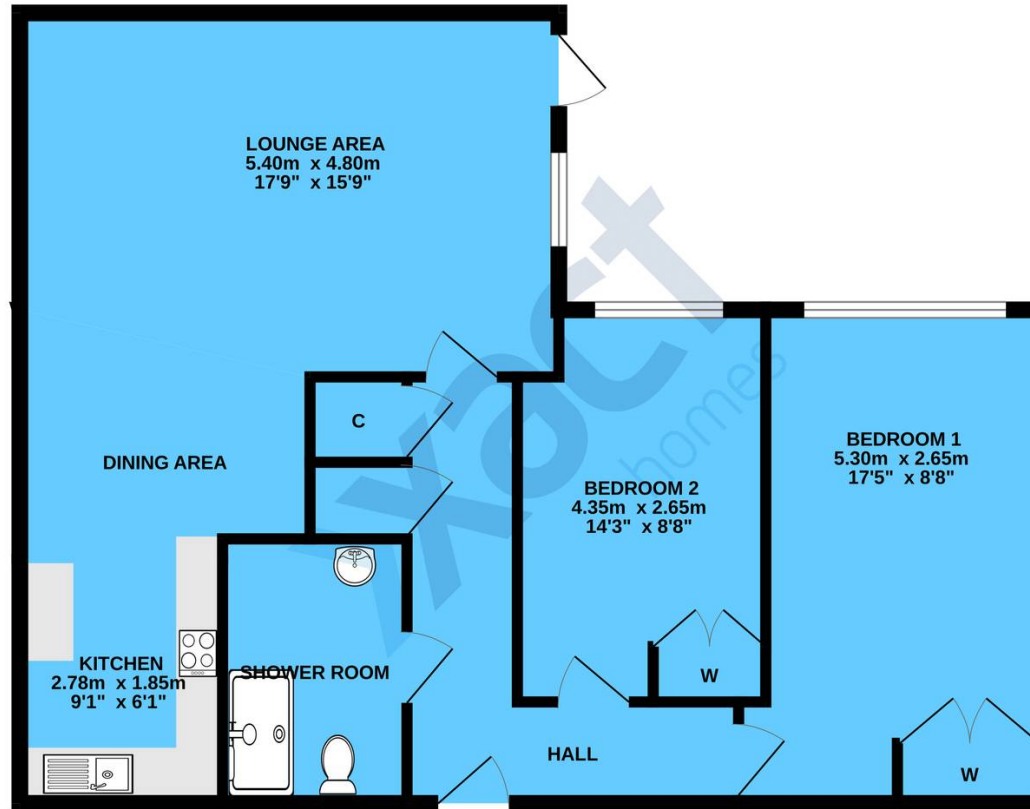
Services - Mains electricity and water. Service Charge - £5187.18 pa Ground Rent - £557.00 pa

## 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



TOTAL FLOOR AREA : 61.0 sq.m. (657 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.  
Made with Metropix 62024

# Xact Homes

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • [balsallcommon@xacthomes.co.uk](mailto:balsallcommon@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

