



Gorton Croft, Balsall Common

£265,000







## PROPERTY OVERVIEW

Located in a sought after secure location close to the village centre is this two bedroom semi-detached retirement (over 58) bungalow built by the Michael Blanning Trust and is available to purchase with no onward chain. The bungalow is well maintained throughout and provides an independent living environment with the reassurance of an emergency intercom system with pull cords in every room to contact the warden / assistance centre if required.

Being gas centrally heated and having UPVC double glazing with residents parking to the front, the property provides potential purchasers with:- entrance hallway, breakfast kitchen, lounge overlooking rear patio, double bedroom with fitted wardrobes, shower room and bedroom two / dining room / study. Outside there is a patio area overlooking a private communal garden area.

The residents can also enjoy the use, if required, of the neighbouring residents lounge, visitors room and washer/drying room. There is also an on site day time warden who works 6 days a week.

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: D

Tenure: Leasehold

- Retirement Bungalow
- No Onward Chain
- Breakfast Kitchen
- Recently Refitted Shower Room
- Gas Central Heating & UPVC Double Glazed
- Warden Support
- Shared Parking
- Patio & Communal Gardens







**ENTRANCE HALLWAY**

**LOUNGE**

16' 9" x 10' 0" (5.11m x 3.05m)

**BREAKFAST KITCHEN**

12' 4" x 9' 1" (3.76m x 2.77m)

**BEDROOM ONE**

11' 8" x 10' 10" (3.56m x 3.30m)

**BEDROOM TWO/DINING ROOM/STUDY**

8' 4" x 7' 3" (2.54m x 2.21m)

**SHOWER ROOM**

7' 3" x 5' 11" (2.21m x 1.80m)

**TOTAL SQUARE FOOTAGE**

57.8 sq.m (622 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**PATIO AREA**

**COMMUNAL GARDEN**

**PARKING AT FRONT**





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

Bosch integrated oven, Neff integrated hob, Bosch extractor, Bosch microwave, Bosch fridge/freezer, Neff dishwasher, Bosch washer/dryer and all carpets, curtains, blinds and light fittings,

### **ADDITIONAL INFORMATION**

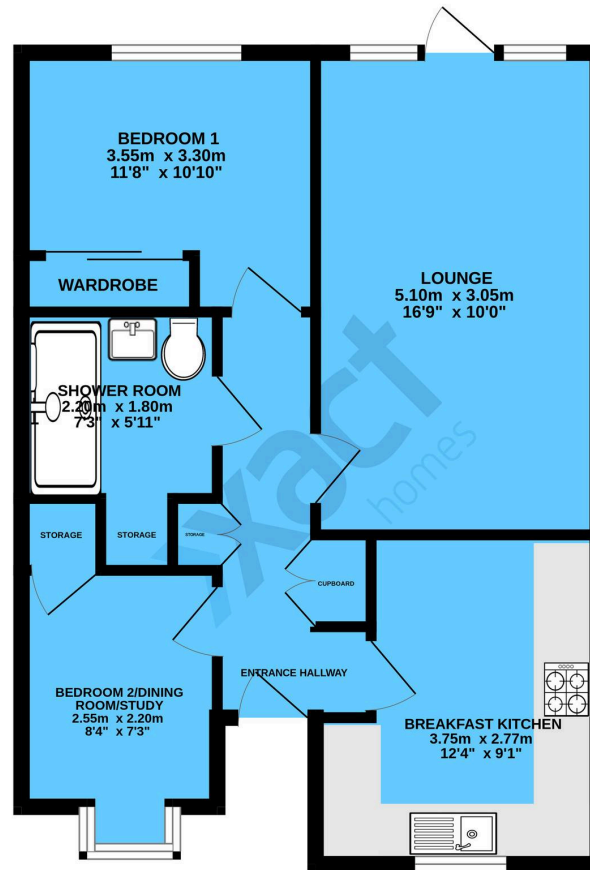
Services - water meter, mains gas, electricity and sewers. Loft space - part boarded with lighting. Service charge - £2,912 pa. Ground rent - £150 pa.

### **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



TOTAL FLOOR AREA - 57.8 sq.m. (622 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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