



## Rose Court, Kenilworth Road

Offers in Region of £95,000







## PROPERTY OVERVIEW

This one bedroom first floor retirement apartment is within walking distance to the village shops and bus stop and is offered to the market with no upward chain. Originally built by McCarthy & Stone the site offers 24 hour care line response, lift, communal lounge, laundry and guest facilities, communal gardens and off road parking. Being a one bedroom apartment the property benefits from a significantly lower service charge than other two bedroom apartments and in summary the property affords potential purchasers:- entrance hallway, lounge / dining room, kitchen with side window, good size double bedroom with fitted wardrobes and shower room.

Viewing is by prior appointment with Xact on 01676 534 411.

- First Floor Apartment
- No Onward Chain
- Lounge / Dining Room
- Double Bedroom with Fitted Wardrobes
- On-site House Manager & Careline Response
- On Site Parking
- Laundry & Guest Facilities







#### 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

#### ENTRANCE HALLWAY

#### LOUNGE/DINING ROOM

15' 5" x 10' 6" (4.70m x 3.20m)

#### KITCHEN

7' 5" x 5' 5" (2.26m x 1.65m)

#### BEDROOM

12' 1" x 8' 8" (3.68m x 2.64m)

#### SHOWER ROOM

6' 9" x 5' 5" (2.06m x 1.65m)

#### TOTAL SQUARE FOOTAGE

39.0 sq.m (420 sq.ft) approx.

#### OUTSIDE THE PROPERTY

#### COMMUNAL GARDENS

#### OFF ROAD PARKING

#### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, all carpets, curtains, blinds and light fittings and fitted wardrobes in bedroom.





#### **ADDITIONAL INFORMATION**

Services – mains electricity and sewers. Service charge – £442 pa. Ground rent – £2,611 pa.

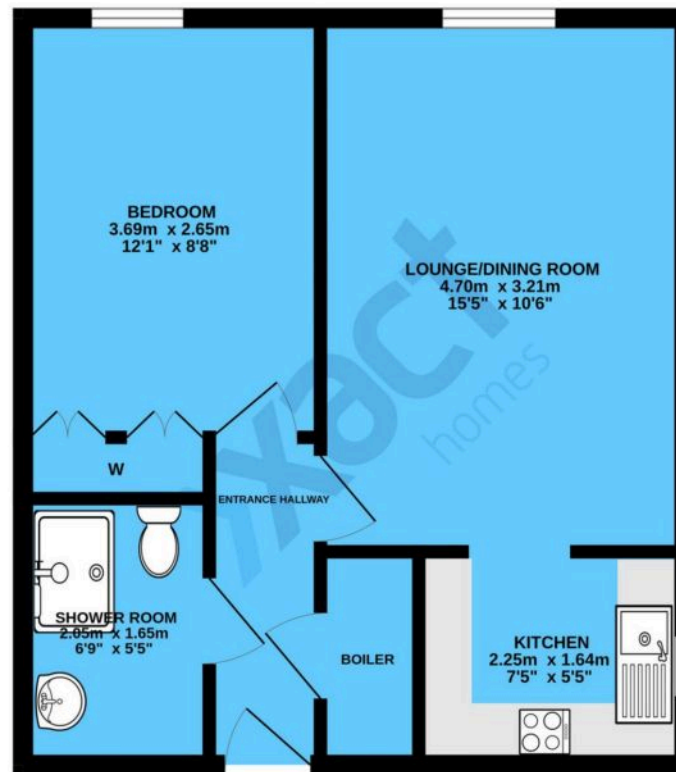
#### **INFORMATION FOR POTENTIAL BUYERS**

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.





FIRST FLOOR



TOTAL FLOOR AREA: 39.0 sq.m. (420 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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