



Windmill Lane, Balsall Common
£239,950





PROPERTY OVERVIEW

This larger style two bedroom park home is well maintained throughout and is available to purchase with no onward chain. Peacefully located in the corner of the site overlooking open fields, the accommodation, which would be an excellent value alternative to a bungalow, provides potential purchasers with: generous kitchen, being open plan to the dining area, large living room, two double bedrooms (1 x en-suite + walk-in wardrobe), study / hobby room, shower room and a conservatory overlooking open countryside.

Outside, the property has driveway parking for multiple vehicles, a garden and storage shed.

Viewing is by prior 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

- Two Bedroom Park Home
- Over 50s Site
- Well Presented Throughout
- No Onward Chain
- Living Room, Dining Area, Study & Conservatory
- En-Suite Principal Bedroom
- Overlooking Open Fields
- Driveway Parking
- Garden





ENTRANCE HALLWAY

KITCHEN

14' 8" x 9' 3" (4.47m x 2.82m)

DINING AREA

9' 7" x 8' 8" (2.91m x 2.64m)

LIVING ROOM

19' 5" x 13' 0" (5.93m x 3.96m)

CONSERVATORY

9' 10" x 9' 10" (3.00m x 3.00m)

PRINCIPAL BEDROOM

11' 2" x 9' 2" (3.40m x 2.80m)

WALK-IN WARDROBE

5' 3" x 4' 2" (1.60m x 1.28m)

ENSUITE

5' 3" x 5' 1" (1.60m x 1.56m)

BEDROOM TWO

10' 4" x 9' 7" (3.16m x 2.91m)

STUDY / HOBBY ROOM

6' 8" x 5' 11" (2.02m x 1.81m)

SHOWER ROOM

6' 7" x 5' 10" (2.01m x 1.78m)

TOTAL SQUARE FOOTAGE

83.3 sq.m (897 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

**ITEMS INCLUDED IN THE SALE**

Free-standing cooker, kitchen extractor, microwave, fridge/freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in two bedrooms and garden shed.

ADDITIONAL INFORMATION

Services – direct mains water, septic tank and electricity. Service charge – nil. Ground rent – £2,158.44 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.

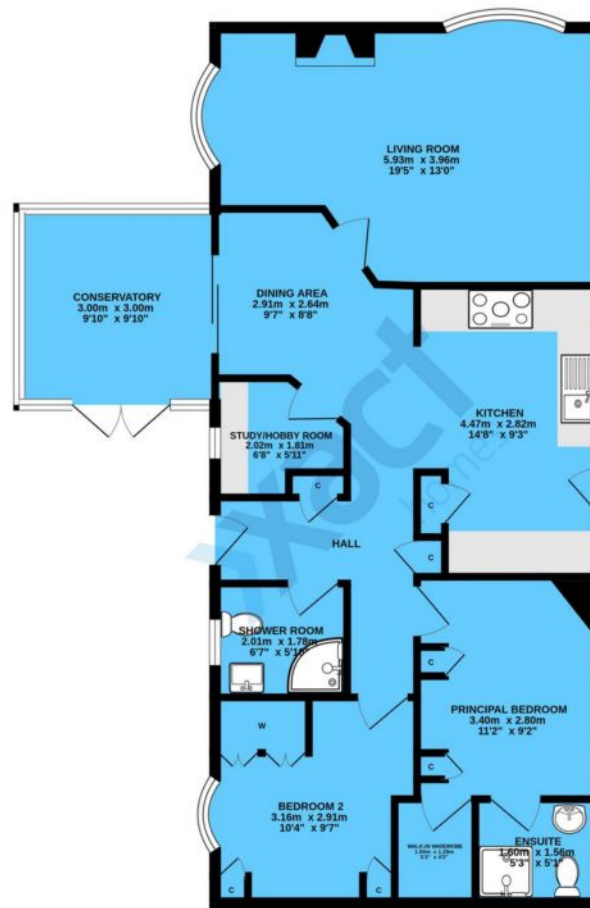
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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: 83.3 sq.m. (897 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 misstatement. 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 Metreplan 12/05.

Xact Homes

170 Station Road, Balsall Common – CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

