



Kenilworth Road, Balsall Common  
£110,000





## PROPERTY OVERVIEW

This first floor one bedroom retirement property is within walking distance to the village centre and is offered to the market with no onward chain. Being well presented throughout the property provides potential purchasers with:- wide entrance hallway with a large storage cupboard and a second smaller storage/utility cupboard, lounge/diner overlooking the front of the property, kitchen with integrated appliances, bedroom with built in mirrored wardrobe, accessible shower-room, communal lounge, communal gardens, parking, on-site house manager and 24-hour care line response.

To assist the buyer with the cost of moving the seller has offered to pay the first years service charge on completion of the sale.

Viewing is by appointment with Xact on 01676 534 411.



- \*\*\* First Years Service Charge will be Paid by the Seller \*\*\*
- One Bedroom Retirement Apartment
- First Floor with Lift Access
- No Onward Chain
- Kitchen with Integrated Appliances
- Double Bedroom with Mirrored Wardrobes
- On-Site Parking
- 24hr Care Line Support
- On-Site Manger, Communal Area & Shared Laundrette



#### 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/DINER

11' 0" x 17' 5" (3.35m x 5.30m)

#### KITCHEN

5' 6" x 8' 9" (1.67m x 2.66m)

#### BEDROOM

13' 4" x 12' 4" (4.07m x 3.76m)

#### SHOWER ROOM

5' 7" x 6' 10" (1.71m x 2.08m)

#### TOTAL SQUARE FOOTAGE

45.0 sq.m (490 sq.ft) approx.

#### OUTSIDE THE PROPERTY

#### PARKING FOR RESIDENTS & VISITOR

#### COMMUNAL GARDENS

#### COMMUNAL LOUNGE





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

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, washing machine and tumble dryer (communal laundry room), all carpets, curtains and light fittings, bedroom furniture, lounge furniture and fitted wardrobes in bedroom.

#### **ADDITIONAL INFORMATION**

Services - mains electricity and sewers. Service charge - £3,876.08 pa. Ground rent - £395 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.

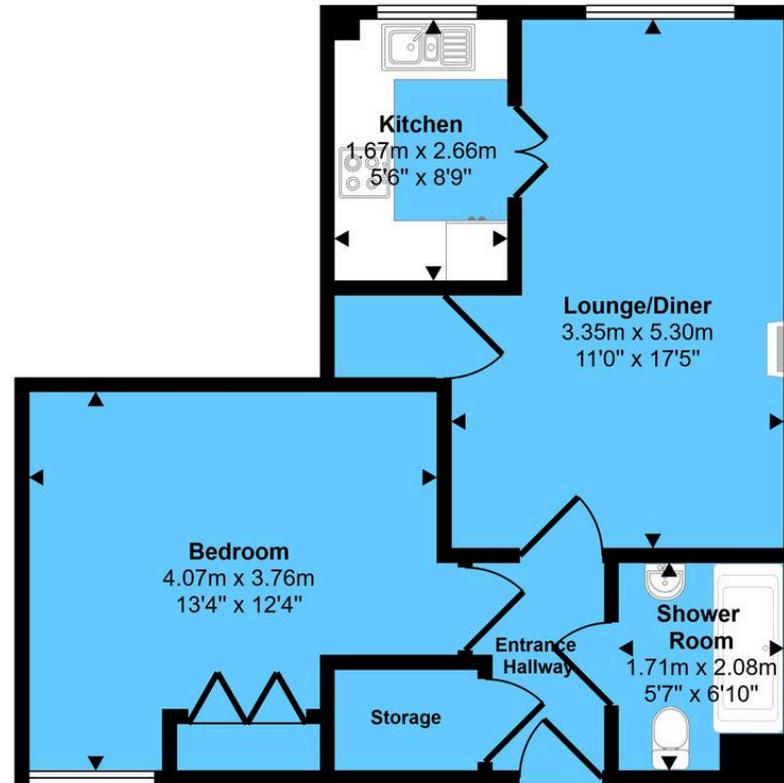
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.

Approx Gross Internal Area  
45 sq m / 490 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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