Albany Meadows, Albany Lane, Balsall Common

Guide Price **£495,000**

xact HOMES

PROPERTY OVERVIEW

Presenting a rare opportunity to acquire a three bedroom semi-detached house in a small, beautifully designed private village (over 55s).

Set within an exclusive and thoughtfully designed village of just 39 properties, this beautifully built three bedroom semi-detached home offers a rare combination of space, comfort and low-maintenance living, as well as a safe and secure environment.

One of only four houses on the development, this property provides an ideal downsizing opportunity as well as future-proofing for any subsequent requirements. It is bright and well proportioned throughout with generous living space and a high quality finish.

The ground floor features a generous open-plan living area and a premium kitchen/diner overlooking a private rear garden. The kitchen is finished to an exceptional standard with granite work surfaces and integrated Bosch appliances. Practicality is ensured with a ground floor guest shower room and toilet.

Upstairs, the principal suite offers views over "The Green" and includes a luxury en-suite with a walk-in shower. There are two further bedrooms, one of which could serve as a home office, a place for visiting family to stay or for any potential future care requirements. A contemporary family bathroom completes the accommodation.

Outside, the property benefits from a manageable south-westerly facing rear garden.

Service Charge

The current service charge is £5,238.00 pa. (approximately £436.50 pcm.).

Residents benefit from a supportive living environment. The charge is notably competitive compared to many similar developments and offers a predictable and hassle-free cost of living. The Village Freeholder is highly regarded by past and present residents.

The charge includes 45 minutes of weekly domestic support, individual external property maintenance, including window cleaning and gutter clearing, property insurance and a dedicated on-site Village Manager. There is access to a 24-hour, 7-day-a-week helpline, and the hotel-style Albany Lounge holds a range of optional activities, including coffee mornings, a book club, Pilates, quiz nights, film nights, occasional concerts etc.

There are beautifully manicured and fully maintained communal gardens.

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: E

Tenure: Leasehold

- Retirement (Over 55s) Three Bedroom Semi-Detached House Located Within A Small, Beautifully Designed Private Village
- Competitive Service Charge With Excellent On-Site Facilities
- Fitted Kitchen with Granite Work Surfaces & Bosch Appliances
- Open Plan Living / Dining / Kitchen
- Luxury Bathroom + Downstairs Shower Room
- En-Suite Principal Bedroom
- Private Rear Garden
- Allocated Parking Space + Guest Parking Spaces
- On-Site Car Charging Point
- Energy Efficient - EPC Rated B

HALLWAY

SHOWER ROOM
6' 2" x 5' 6" (1.87m x 1.67m)

LIVING AREA
10' 2" x 12' 10" (3.10m x 3.90m)

DINING AREA
10' 2" x 9' 6" (3.09m x 2.89m)

KITCHEN
12' 2" x 10' 0" (3.72m x 3.05m)

FIRST FLOOR

PRINCIPAL BEDROOM
11' 0" x 10' 0" (3.35m x 3.05m)

ENSUITE
7' 2" x 4' 7" (2.18m x 1.40m)

BEDROOM TWO
11' 3" x 9' 0" (3.42m x 2.75m)

BEDROOM THREE
12' 11" x 7' 6" (3.94m x 2.28m)

BATHROOM
9' 3" x 10' 1" (2.82m x 3.08m)

TOTAL SQUARE FOOTAGE
105.0 sq.m (1126 sq.ft) approx.

OUTSIDE THE PROPERTY

PRIVATE REAR GARDEN

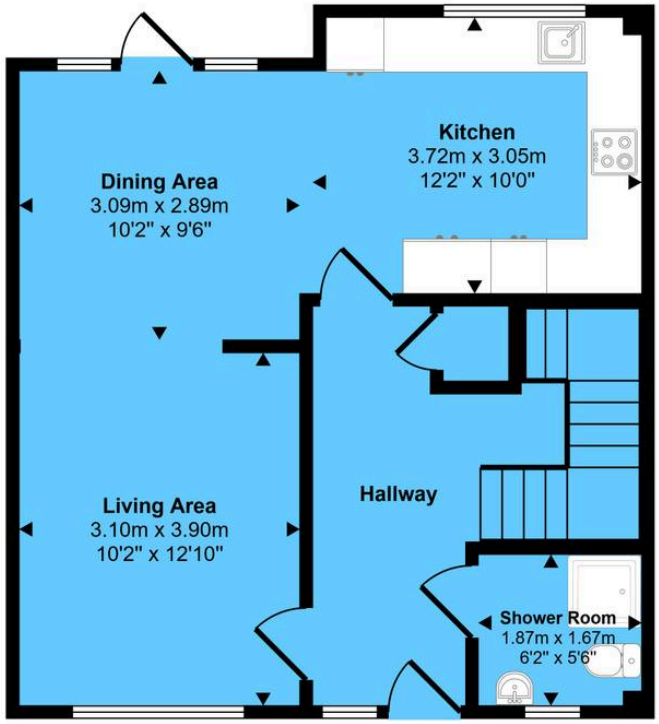
ALLOCATED PARKING

ITEMS INCLUDED IN THE SALE
Integrated oven, integrated hob, extractor, microwave, fridge, freezer, washing machine, washer/dryer, garden shed, all carpets, some blinds and light fittings.

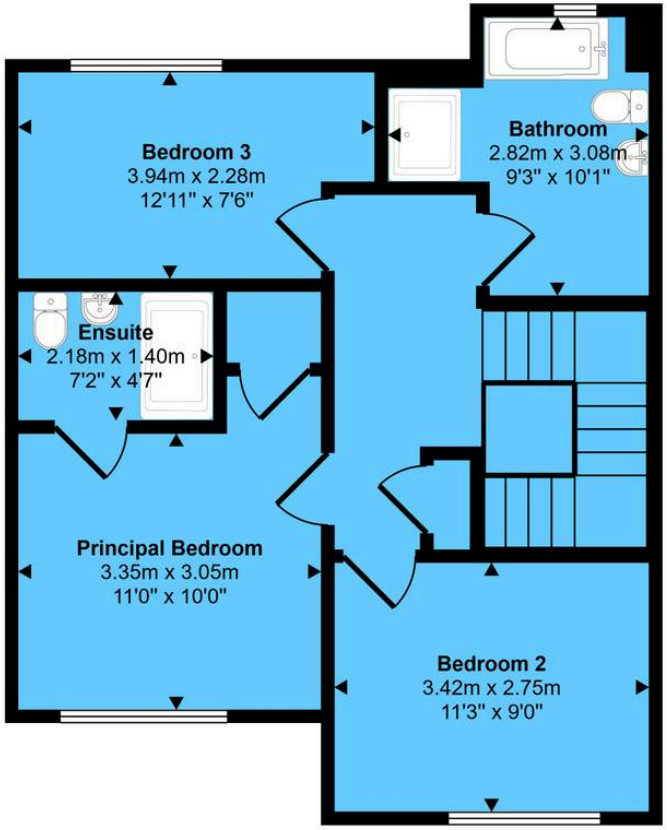
ADDITIONAL INFORMATION
Services - water on a meter, mains electricity and sewers. Loft space - part boarded.

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
105 sq m / 1126 sq ft



Ground Floor
Approx 51 sq m / 545 sq ft



First Floor
Approx 54 sq m / 581 sq ft

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.

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