



Kenilworth Road, Balsall Common
£150,000





PROPERTY OVERVIEW

A rare opportunity to acquire this two bedroom retirement (over 58) bungalow, which is in a favourable tranquil position away from the main road, within walking distance of the village centre and is available to purchase with the benefit of no upward chain. Being set back from the road in a private courtyard the property provides potential purchasers with:- entrance hallway, living room, fitted kitchen, two double bedrooms and a shower room. Outside the property enjoys access to communal gardens and there is shared parking in a courtyard to the front of the property.

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: C

Tenure: Leasehold





- Two Bedroom Bungalow
- No Onward Chain
- Retirement Property (Over 58)
- Potential to Refurbish and Modernise
- Close to Village Centre
- Courtyard Parking
- Overlooking Communal Gardens

ENTRANCE HALLWAY

With personal front door/entrance, no communal area and outside sensor lighting to front door entrance path

LIVING ROOM

13' 5" x 10' 11" (4.10m x 3.33m)

Overlooking the gardens with TV and Telephone points

KITCHEN

6' 10" x 10' 5" (2.09m x 3.17m)

Over looking the front



BEDROOM ONE

10' 0" x 8' 1" (3.05m x 2.46m)

BEDROOM TWO

10' 8" x 7' 7" (3.24m x 2.30m)

SHOWER ROOM

8' 9" x 4' 7" (2.67m x 1.40m)

TOTAL SQUARE FOOTAGE

48.0 sq.m (516 sq.ft) approx



OUTSIDE THE PROPERTY

Fully maintained communal gardens and a quiet and private setting away from the road

ALLOCATED PARKING

COMMUNAL GARDENS

Fully maintained communal gardens

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Fridge/freezer, Dishwasher, Washing machine and All carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

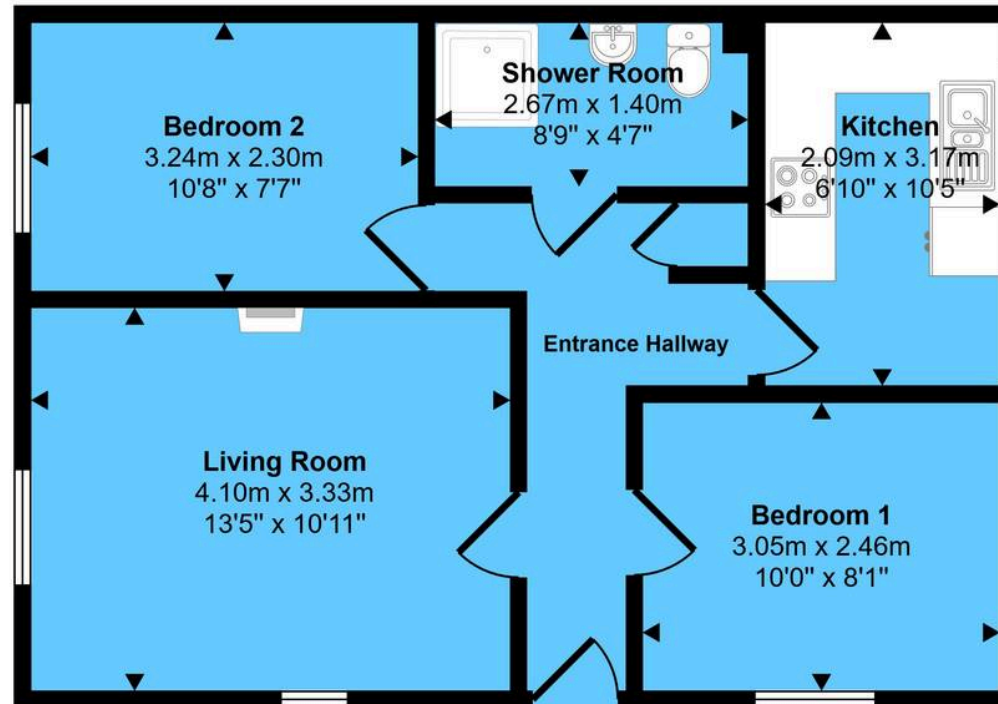
Services – water on a meter, mains gas, electricity and sewers. Service charge – £2169.60 pa. (from the 1st October 2026 to increase to £2,425.73 pa.). Ground rent – nil.

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
48 sq m / 516 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

170 Station Road, Balsall Common - CV7 7FD

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

xact
HOMES

