

Kenilworth Road, Balsall Common

Guide Price £89,500

xact HOMES







PROPERTY OVERVIEW

This nicely presented first floor retirement apartment offers a comfortable and secure lifestyle within a well-maintained development designed exclusively for those seeking independent living with peace of mind. The property features a light-filled lounge/dining room complemented by a bay window that enhances the feeling of openness being open plan to the recently refitted kitchen which is equipped with modern units, integrated appliances, and sleek work surfaces, making it both functional and stylish for every-day use. The double bedroom benefits from built-in wardrobes, offering plenty of storage, and is finished in a neutral palette to suit a range of tastes. The contemporary bathroom has been thoughtfully updated with quality fixtures and fittings, including a walk-in shower, vanity unit, and easy-care surfaces, ensuring convenience and safety. Residents enjoy the reassurance of an on-site house manager and a Careline response system (providing 24-hour emergency assistance), as well as the practical benefits of on-site parking (unallocated). The development boasts a welcoming residents' lounge, perfect for socialising and organised activities, and a well-equipped communal laundry for added convenience.







Designed with comfort and security in mind, this apartment is double glazed and features electric heating throughout, ensuring a warm and energy-efficient environment all year round. Additional features include secure entry phone access and lift service to all floors, making the property easily accessible for all residents.

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: B

Tenure: Leasehold

- First Floor Retirement Apartment
- One Bedroom
- Very Well Presented Throughout
- Refitted Kitchen & Bathroom
- On Site House Manager & Careline Response
- On-Site Parking (Unallocated)
- Communal Gardens, Residents Lounge & Laundry



HALL

LOUNGE/DINING ROOM
18' 4" x 10' 7" (5.60m x 3.23m)

KITCHEN
7' 5" x 5' 5" (2.25m x 1.64m)

BEDROOM
12' 3" x 8' 8" (3.73m x 2.65m)

BATHROOM
6' 9" x 5' 6" (2.06m x 1.67m)

TOTAL SQUARE FOOTAGE
39.0 sq.m (419 sq.ft) approx.

OUTSIDE THE PROPERTY

ONSITE PARKING

COMMUNAL GARDENS

ITEMS INCLUDED IN THE SALE
Integrated hob, fridge/freezer, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION
Services - mains electricity and sewers. Broadband - FTTP (fibre to the premises), Service charge - £2,900 pa. Ground rent - £442 pa.



INFORMATION FOR POTENTIAL BUYERS

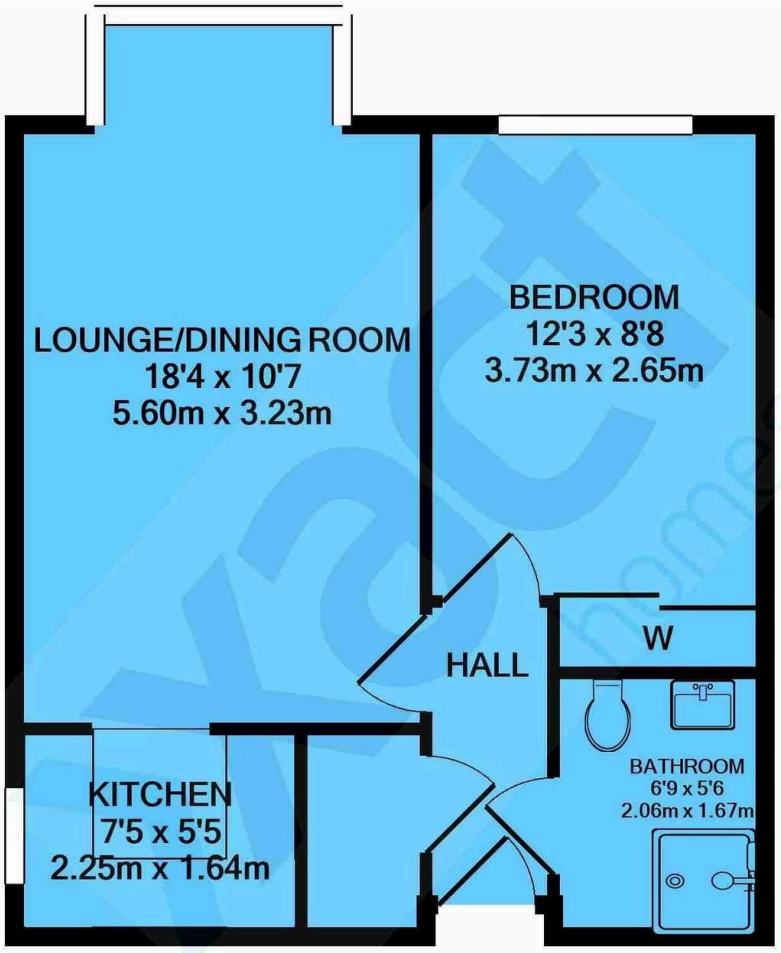
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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