Windmill Lane, Balsall Common

Guide Price **£200,000**

xact HOMES

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 that then leads into the dining area and large living area, the principal bedroom with en-suite, a single bedroom, a study / hobby room, bathroom and a decking area 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.

- Two Bedroom Park Home
- Over 50's Site
- Well Presented Throughout
- No Onward Chain
- Garden
- Overlooking Open Fields
- En-Suite Principal Bedroom
- Study/ Computer Room
- Driveway Parking

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

HALL

LIVING AREA
10' 11" x 19' 1" (3.33m x 5.81m)

DINING AREA
8' 5" x 9' 7" (2.57m x 2.93m)

KITCHEN
11' 11" x 9' 4" (3.64m x 2.85m)

STUDY
5' 3" x 9' 4" (1.59m x 2.84m)

PRINCIPAL BEDROOM
10' 10" x 9' 4" (3.30m x 2.84m)

ENSUITE
4' 6" x 6' 4" (1.38m x 1.93m)

BEDROOM TWO
9' 9" x 7' 5" (2.98m x 2.25m)

BATHROOM
8' 10" x 6' 5" (2.68m x 1.96m)

TOTAL SQUARE FOOTAGE
85.0 sq.m (915 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING MULTIPLE VEHICLES

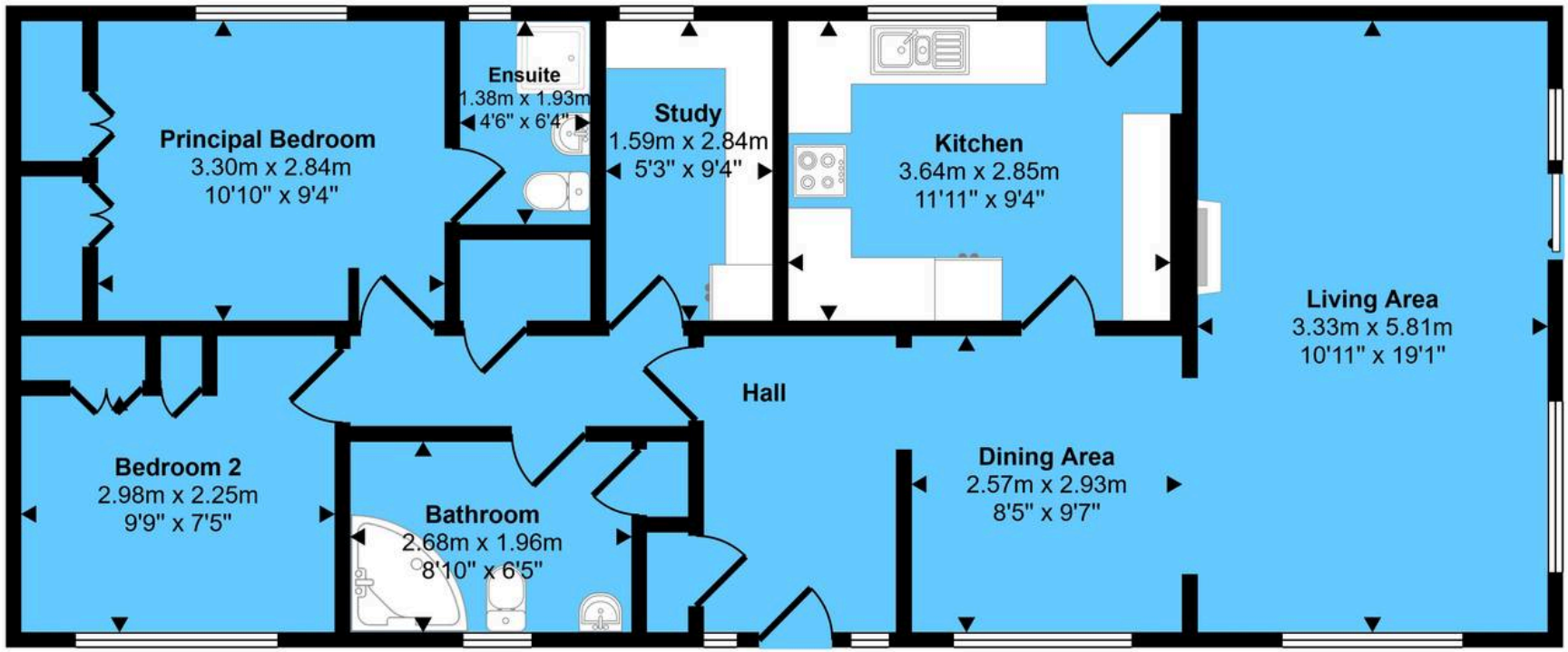
GARDEN WITH DECKING

ITEMS INCLUDED IN THE SALE
Free standing cooker, Extractor, Fridge/freezer, washing machine, garden shed, All curtains, blinds and light fittings and fitted wardrobes in three rooms.

ADDITIONAL INFORMATION
Services – LPG, mains electricity and sewers. Broadband – FTTP (fibre to the premises). Service charge and ground rent - £2,300 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
85 sq m / 915 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.

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