



Kenilworth Road, Balsall Common  
£110,000





## PROPERTY OVERVIEW

This second floor one bedroom retirement property is within walking distance to the village centre and is offered to the market with no onward chain. Having been recently decorated, re-carpeted and with the benefit of a recently upgraded thermostatically controlled 'Aquaficient Fischer' hot water system / heaters in the lounge and bedroom the property provides potential purchasers with:- wide entrance hallway with a large storage cupboard and a second smaller storage/utility cupboard, lounge with juliet balcony overlooking rear grounds, kitchen with integrated appliances, bedroom with built in wardrobe, accessible shower room, communal lounge, communal gardens, parking, on-site house manager and 24-hour care line response.

Viewing is by appointment with Xact on 01676 534 411.



- One Bedroom Retirement Apartment
- Recently Redecorated & Re-Carpeted
- Lounge with Juliet Balcony Overlooking Rear Grounds
- Kitchen with Integrated Appliances
- Double Bedroom with Built in Mirrored Wardrobe
- Upgraded Fischer Aquaficient Hot Water System
- Second Floor with Lift Access
- No Onward Chain



## 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

13' 9" x 11' 10" (4.20m x 3.60m)

## KITCHEN

8' 6" x 7' 9" (2.60m x 2.35m)

## BEDROOM

17' 9" x 8' 8" (5.40m x 2.65m)

## SHOWER ROOM

7' 9" x 5' 7" (2.35m x 1.70m)

## TOTAL SQUARE FOOTAGE

57.5.0 sq.m (619 sq.ft) approx.

## OUTSIDE THE PROPERTY

## COMMUNAL LOUNGE

## COMMUNAL GARDENS



**ITEMS INCLUDED IN SALE**

AEG integrated oven, AEG integrated hob, AEG microwave, AGE fridge, AGE freezer, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

**ADDITIONAL INFORMATION**

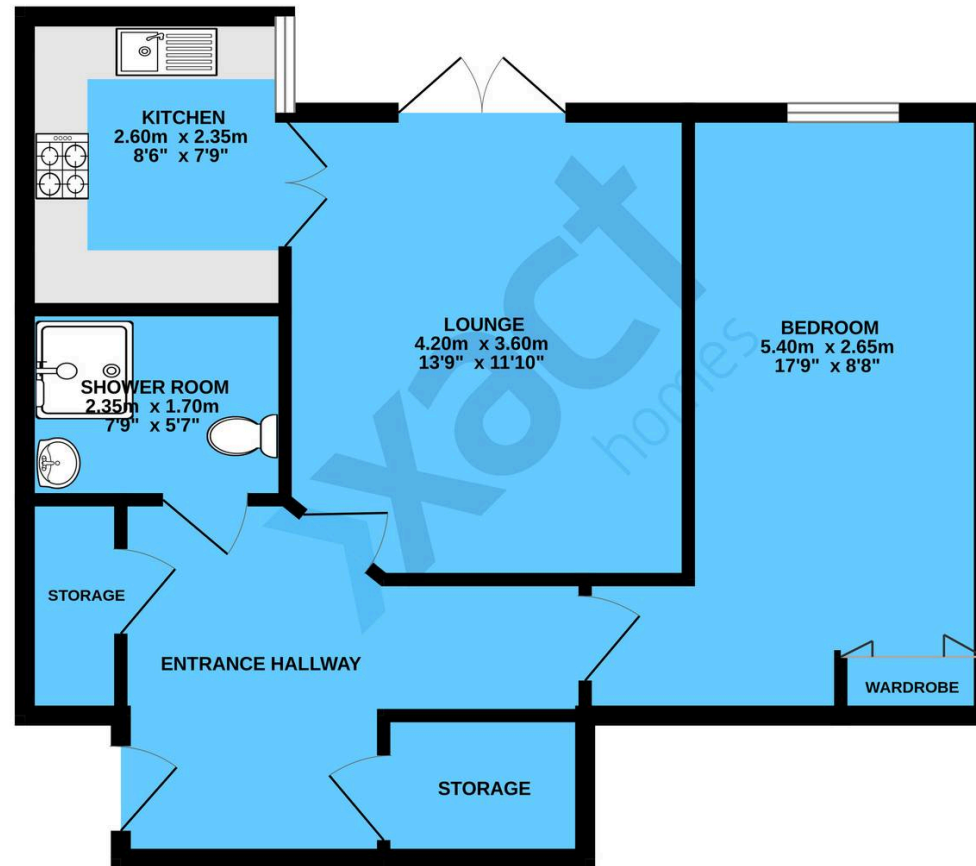
Services – mains electricity and sewers. Service charge – £3,876 pa. Ground rent – £395 pa.

**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.



## GROUND FLOOR



TOTAL FLOOR AREA : 57.5 sq.m. (619 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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# Xact Homes

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