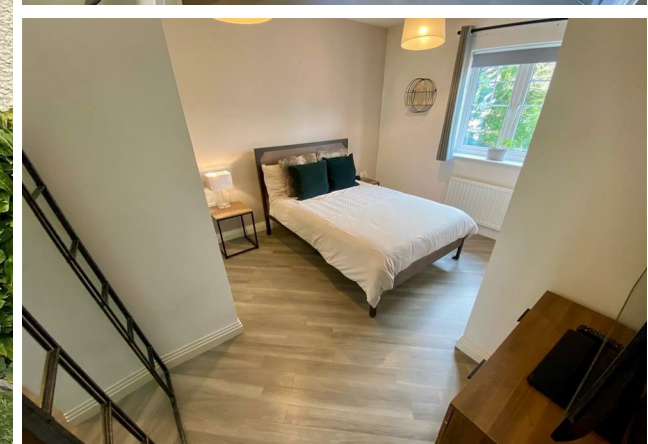




Drovers Close, Balsall Common, Coventry CV7 7JB
Offers Over £176,000

archerbassett
LETTINGS AND SALES

An exceptional first floor apartment set in a prestigious development on the edge of Balsall Common within walking distance to open countryside and benefits from central heating and double glazing. Briefly comprising of a spacious and light open plan living area/kitchen with integrated appliances to include fridge/freezer, dishwasher, electric hob and oven. A large part tiled bathroom incorporates a white suite with Porcelanosa tiles and Hansgrohe fittings, bath with mixer shower, W/C and hand wash basin and the main bedroom benefits from fitted wardrobes. Other benefits include two allocated parking spaces to the rear, secure entry phone system, access to a bicycle shed and Amtico flooring throughout. ENERGY RATING B

Hall
4'5" x 9'5" (1.35m x 2.87m)
Spacious hallway with built in storage cupboard

Open Plan Living
16'7" x 12'0" (5.05m x 3.65m)
Double glazed dual aspect windows allowing for plenty of natural light, Amtico flooring, open plan kitchen/lounge with washer/dryer integrated Bosch dishwasher, fridge/freezer and electric hob and oven.

Bathroom
11'10" x 5'6" (3.60m x 1.68m)
Double glazed window to side with privacy glass, Large part tiled bathroom with white suite to include bath with shower over, WC and hand wash basin. Also to include Porcelanosa tiles and Hansgrohe fittings.

Bedroom 1
8'11" x 12'8" (2.73m x 3.85m)
Double glazed window to side, Amtico flooring, double room with fitted wardrobes.

Tenure - Leasehold
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated

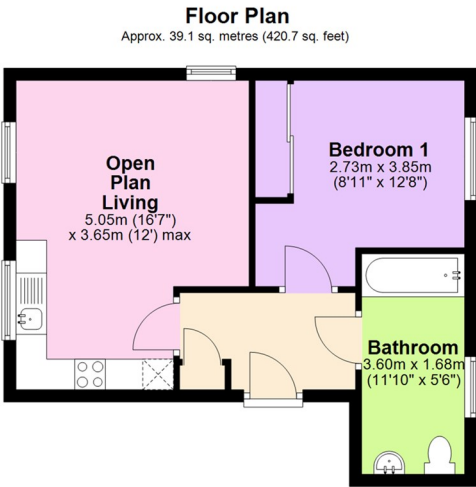
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costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

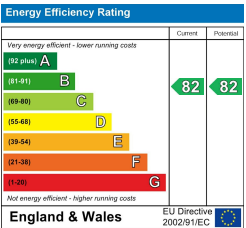
Viewings
Viewings are strictly by appointment only via Archer Bassett.

- Agent Notes**
- 1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
 - 2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
 - 3. These particulars do not constitute part or all of an offer or contract.
 - 4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
 - 5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



Total area: approx. 39.1 sq. metres (420.7 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
Plan produced using PlanUp.



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