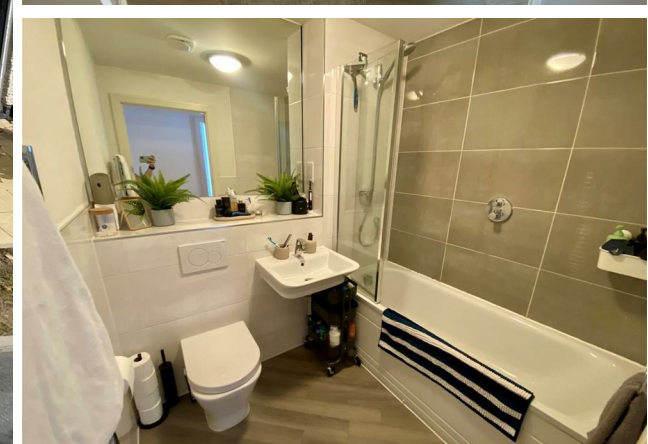




Drovers Close, , Balsall Common CV7 7JB
£179,950

archerbassett
LETTINGS AND SALES

NEW TO MARKET An impressive ground 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 modern open plan living area/kitchen with integrated appliances to include fridge/freezer, dishwasher, gas hob and electric oven. A large part tiled bathroom incorporates a white suite 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, private front entrance, and access to a bicycle shed.

ENERGY RATING B

Open Plan Living

11'8" x 21'3" (3.58m x 6.48m)

Double glazed windows to rear, spacious and bright open plan kitchen/lounge with a modern fitted kitchen with integrated gas hob and electric oven, Fridge/Freezer and dishwasher.

Bedroom

12'10" x 8'5" (3.93m x 2.57m)

Double glazed windows to front,, large double bedroom with fitted wardrobes.

Bathroom

8'2" x 6'3" (2.49m x 1.91m)

Modern part tiled bathroom with white suite to include bath with shower over, W/C and hand wash basin.

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 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

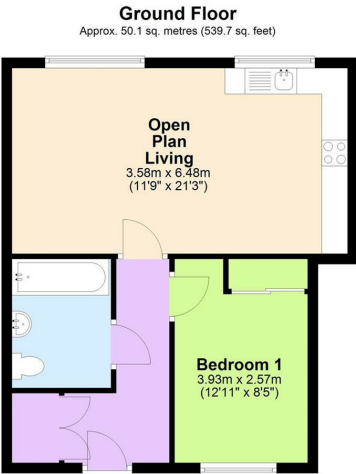
Viewings are strictly by appointment only via Archer Bassett.

DISCLAIMER

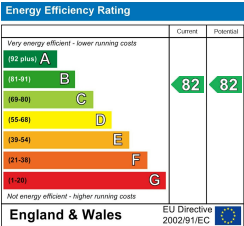
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Agent Notes

- 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. 50.1 sq. metres (539.7 sq. feet)



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