



John Shepherd

www.johnshepherd.com



9 ROSE COURT 155 KENILWORTH ROAD BALSALL COMMON

A WELL PRESENTED GROUND FLOOR 1-BEDROOMED WARDEN CONTROLLED RETIREMENT APARTMENT BY MCCARTHY & STONE ENJOYING COMMUNAL ATTRACTIVE GARDENS AND DOUBLE GLAZING. 'ROSE COURT' OFFERS EVERY COMFORT WHICH INCLUDES COMMUNAL LOUNGE AND KITCHEN WITH W.C. OFF TOGETHER WITH COMMUNAL LAUNDRY AND WASHING FACILITIES.

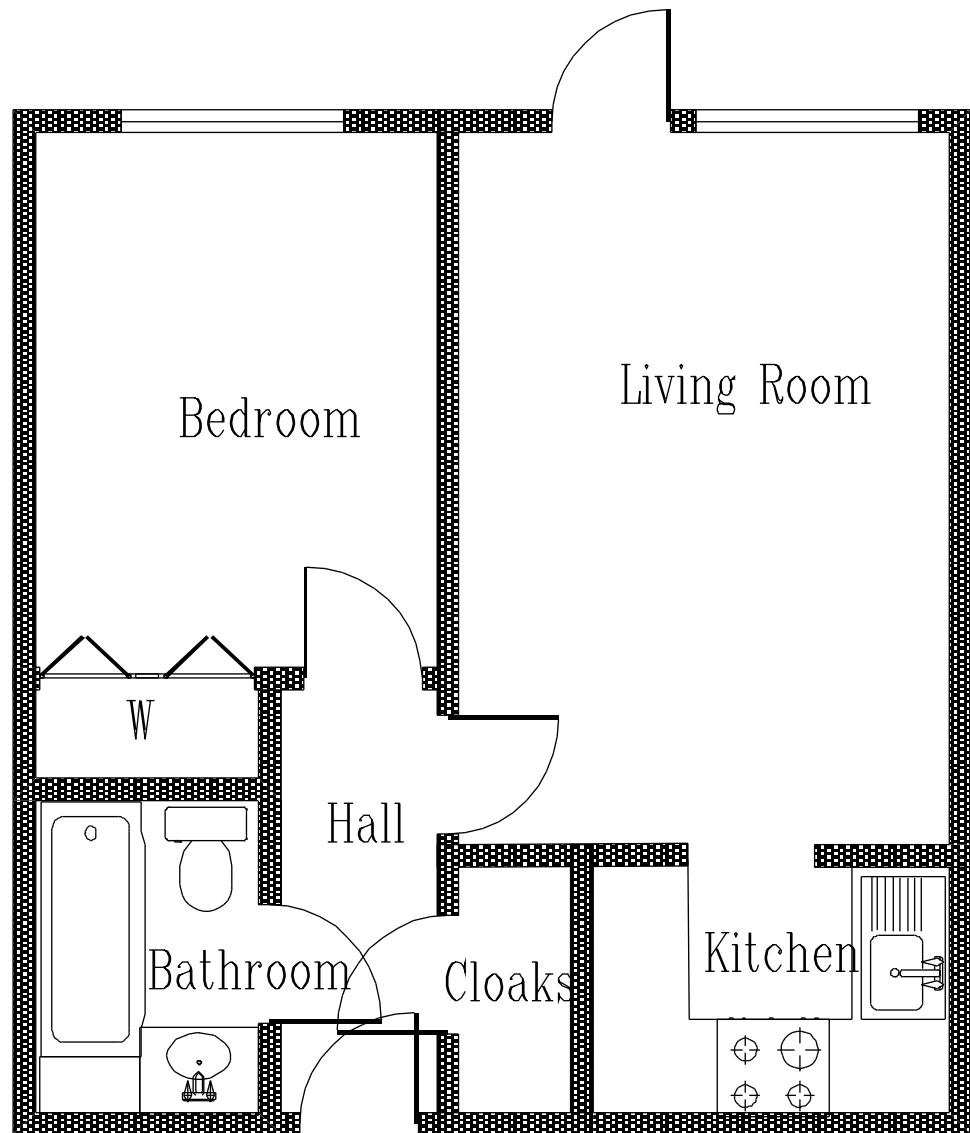
PURCHASE PRICE £99,950 LEASEHOLD

Viewing - Balsall Common - 01676 534411

enquiries@johnshepherd.co.uk

170 Station Road, Balsall Common, Nr Coventry, West Midlands CV7 7FD

FLOOR PLAN



Floor Plan Layout

THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY

It is not to scale and is intended to show the approximate relationship of one room to another, with an indication of the main fixtures and fittings

Balsall Common is a delightful village offering a wealth of local amenities, shops, schools, its own tennis and cricket club, has easy access to Berkswell railway station, the village has excellent links with the motorway networks of the West Midlands, Birmingham International Airport, the National Exhibition Centre and excellent links with Solihull and Coventry.

Apartment 9 is approached from the main Reception Hall through communal entrance security system doorway, and the accommodation, together with approx. room measurements, comprises as follows:

RECEPTION HALL

having useful storage cupboard, coving to ceiling and doors which lead off to:

LOUNGE

4.69m(15'5") x 3.22m(10'7")

which has a feature marble effect back and hearth with ornamental surround and electric coal-effect fire, double glazed window overlooking pleasant rear gardens, double glazed French door, wall mounted night storage heater, coving to ceiling, telecom entry system, two wall light points and open archway through to:



FITTED KITCHEN

2.26m(7'5") x 1.64m(5'5")

which has fitted base cupboards and drawer units with round-edge work surfaces over and extractor above, free standing electric cooker, sink and drainer, space for fridge/freezer. Further range of matching eye-level wall units, complementary tiling to the rear of work surfaces, double glazed window to side, coving to ceiling.

BEDROOM 1

3.69m(12'1") x 2.65m(8'8")

with double glazed window to the rear overlooking the pleasant gardens, mirror fronted folding door built-in wardrobe, night storage heater, telephone point, Care Line pull cord, coving to ceiling

BATHROOM

which has a suite comprising: panelled bath set in tiled surround with fitted Heatrae Sadia shower rail and curtain, low flush w.c., wash hand basin set in vanity unit with cupboards below, extractor fan, fitted wall mirror, coving to ceiling and heated towel rail.

OUTSIDE

PARKING AVAILABLE

COMMUNAL GARDENS & GROUNDS

enjoying a delightful private aspect with flower borders.

GENERAL INFORMATION

NB: Age Limit - one of the occupiers must be aged 60 years plus. Their spouse can be up to 5 years younger.

All the electric sockets are hand high for ease of use. There is also a Piper alarm system giving emergency response 24 hours a day for assistance if required.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are included in the sale price. Others, if any, are excluded.

Tenure: The property is Leasehold with vacant possession upon completion of the purchase. Service Charge £588 per half year, Ground Rent £100 per half year.

Services: Mains water, electric and drainage are connected to the property.

Local Authority: Solihull Metropolitan Borough Council.

Postal Address: The correct postal address of the property is understood to be 9 Rose Court, 155 Kenilworth Road, Balsall Common, Coventry, CV7 7ES.

Land: It is suggested that prior to exchange of contracts, prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land they are purchasing and also to check all fixtures and fittings either included or excluded in the sale.

Directions: From the office of JOHN SHEPHERD in Balsall Common turn left and proceed to the island in the centre of the village. Turn right onto the A452 Kenilworth Road, straight on at next island, where 'Rose Court' can be found along on the right hand side.

Money Laundering: We have in place procedures and controls which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibility disclose the suspicion to the National Criminal Intelligence Service.

To complete our quality service, John Shepherd is pleased to offer the following:-

Free Valuation: We would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

Residential Letting and Management: If you are interested in letting out your property or considering renting a property from us, please contact our Lettings Department on (01564) 771776.

Professional Survey Department: If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our professional services to you should you require an independent survey on the property you intend to purchase. We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys which will give you, the purchaser, peace of mind knowing that your dream home has been professionally surveyed and will not turn into a nightmare. For professional survey and valuation advice therefore, please do not hesitate to contact our Survey Department on (01564) 777737.

Overseas Homes: We provide good quality, high specification and competitively priced homes in Europe and the USA, together with a comprehensive range of services including financial and legal advice. For further details, please contact Sue Williams on (01564) 731133.

John Shepherd Financial Services: We are able to offer independent mortgage advice. Tel: 01564 786611 or email enquiries@johnshepherdfs.com. John Shepherd Financial Services is a trading style of Mortgage Re Mortgage Ltd. which is an Appointed Representative of Personal Touch Financial Services Ltd which is authorised and regulated by the Financial Services Authority. Registered in England and Wales, company number 4472900, registered office 483 Birmingham Road, Marlbrook, Bromsgorve, Worcs. B61 0HZ.

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