

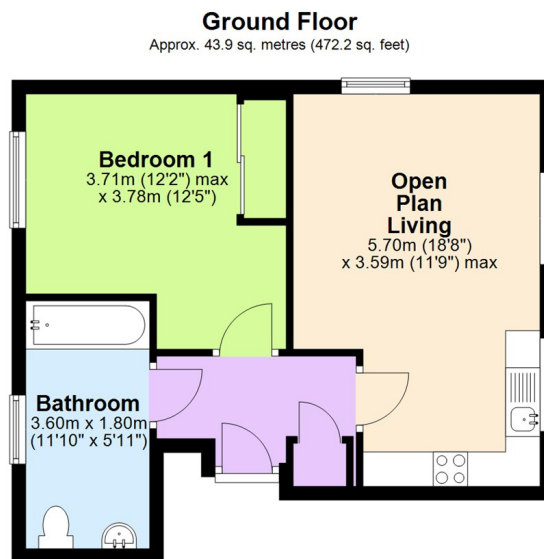
Drovers Close, Balsall Common, Coventry CV7 7JB
£179,950

archerbassett
LETTINGS AND SALES

- EXCELLENT CONDITION
- MODERN AND BRIGHT
- AMTICO FLOORINGS
- PORCELANOSA TILES
- TWO ALLOCATED PARKING SPACES
- CLOSE TO COUNTRYSIDE
- INTEGRATED APPLIANCES
- IDEAL FIRST TIME HOME
- LOW SERVICE CHARGE

This immaculate, first-floor apartment offers an exclusive lifestyle, quietly positioned in a boutique block of just four within a prestigious Balsall Common development. Featuring modern comforts like double glazing and central heating, this bright, high-spec home offers tranquil, countryside-edge living while remaining within walking distance to village amenities. 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, Amtico flooring throughout and access to a bicycle shed

ENERGY RATING B



Total area: approx. 43.9 sq. metres (472.2 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.