

**Kenilworth Road**

**Balsall Common, Coventry,  
CV7**

Offers in excess of:  
£145,000

**ginger**





WINTERDENE

275



- NEW ATTRACTIVE PRICE 2 bedroom, 1st floor retirement apartment
- Central village location
- Own private access on ground floor
- Spacious living room with bay window
- Kitchen Breakfast with integrated appliances
- Two good sized bedrooms
- Modern shower room with vanity storage



NEW PRICE A spacious 1st floor, 2 bedroom retirement maisonette close to the village centre and amenities in Balsall Common. Private entrance, spacious living room, kitchen/breakfast with NEFF integral appliances, large shower room, two good sized bedrooms, communal gardens and parking. A bright and neutrally presented home convenient to local shops, library and bus routes. No upward chain.









WINTERDENE, 275KENILWORTH ROAD

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2019





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**ginger**

259 Stratford Road  
Shirley, B90 3AL

T:

E: [enquiries@gingerhomes.co.uk](mailto:enquiries@gingerhomes.co.uk)

[www.gingerhomes.co.uk](http://www.gingerhomes.co.uk)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

