



## Whitnash Close, Balsall Common

Guide Price £315,000







## PROPERTY OVERVIEW

This spacious end terrace property provides excellent value accommodation for buyers looking to move into Balsall Common and is available to purchase with no onward chain. Being very well presented throughout and with the benefit of a garden room extension and a private rear garden the property provides potential purchasers with:- enclosed porch, entrance hallway, guest cloakroom, lounge, modern breakfast kitchen, garden room, three bedrooms and family bathroom. Outside to the rear there is a private low maintenance rear garden and a small fore garden with a tall hedge providing screening from the road.

Viewing is by appointment only with Xact on 01676 534 411.







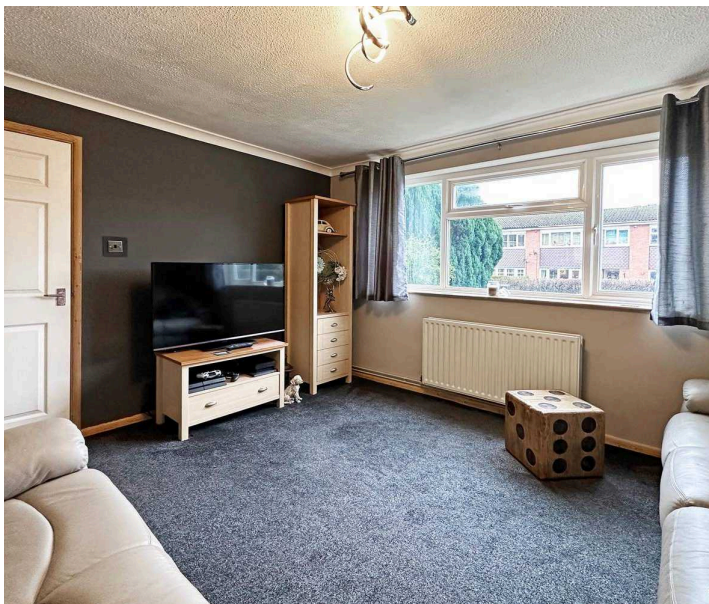
#### PROPERTY LOCATION

Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. There is a thriving village centre with a wide variety of shops, a supermarket and numerous quality restaurants in addition to a dentist and doctors surgery also being based within the village.

Council Tax band: C

Tenure: Freehold

- Breakfast Kitchen
- Lounge & Garden Room
- Private Rear Garden
- Modern Family Bathroom







**ENCLOSED PORCH**

**ENTRANCE HALLWAY**

**GUEST CLOAKROOM**

5' 9" x 3' 3" (1.75m x 1.00m)

**LOUNGE**

13' 0" x 11' 8" (3.95m x 3.55m)

**BREAKFAST KITCHEN**

13' 0" x 11' 2" (3.95m x 3.40m)

**GARDEN ROOM**

10' 0" x 9' 10" (3.05m x 3.00m)

**FIRST FLOOR**

**BEDROOM ONE**

12' 9" x 11' 4" (3.88m x 3.45m)

**BEDROOM TWO**

11' 10" x 10' 4" (3.60m x 3.15m)

**BEDROOM THREE**

8' 10" x 7' 10" (2.70m x 2.40m)

**BATHROOM**

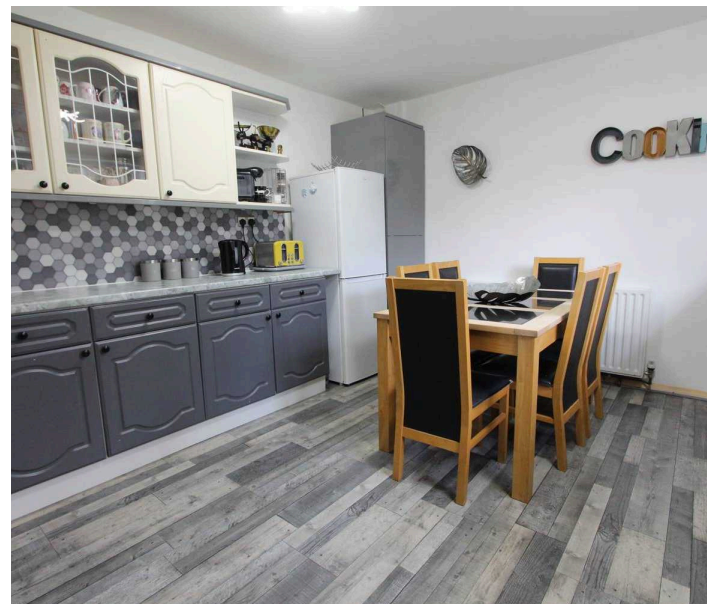
6' 7" x 5' 5" (2.00m x 1.65m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 92.0 sq.m. = 990 sq.ft. approx.

**OUTSIDE THE PROPERTY**

**PRIVATE LOW MAINTENANCE REAR GARDEN**







### **ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, fridge freezer, washing machine, tumble dryer, all carpets, all curtains, all light fittings and a garden shed. The property can be left fully furnished if required.

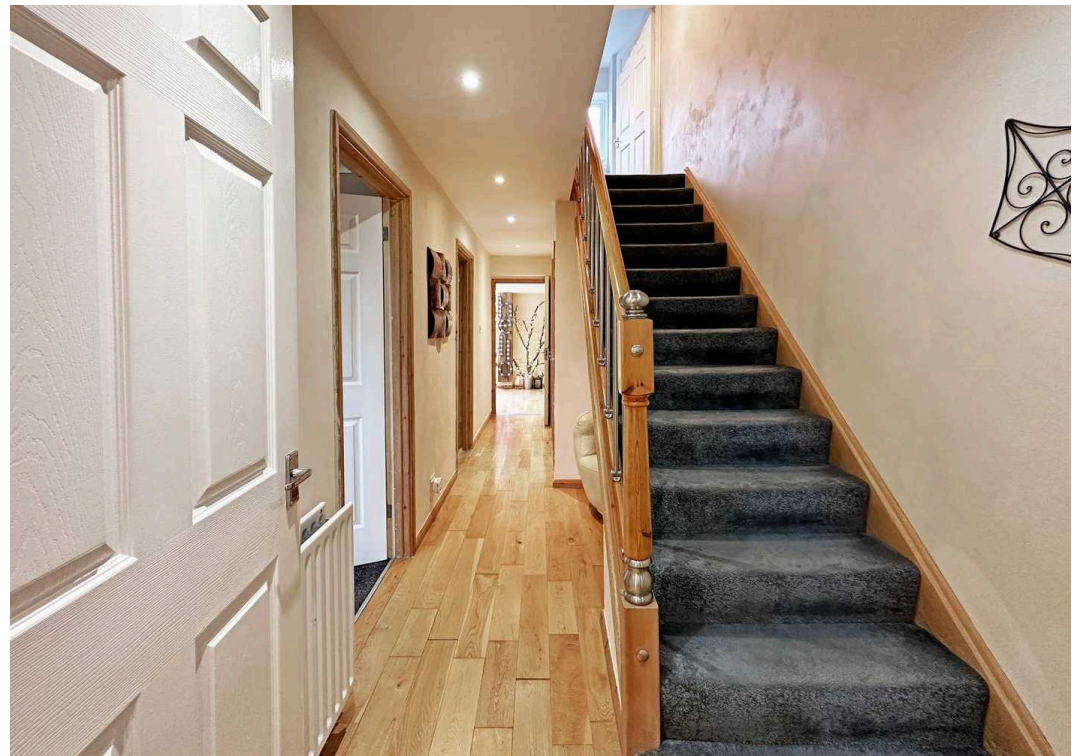
### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers. Broadband - EE. Loft space - boarded with ladder and lighting.

### **INFORMATION FOR POTENTIAL BUYERS**

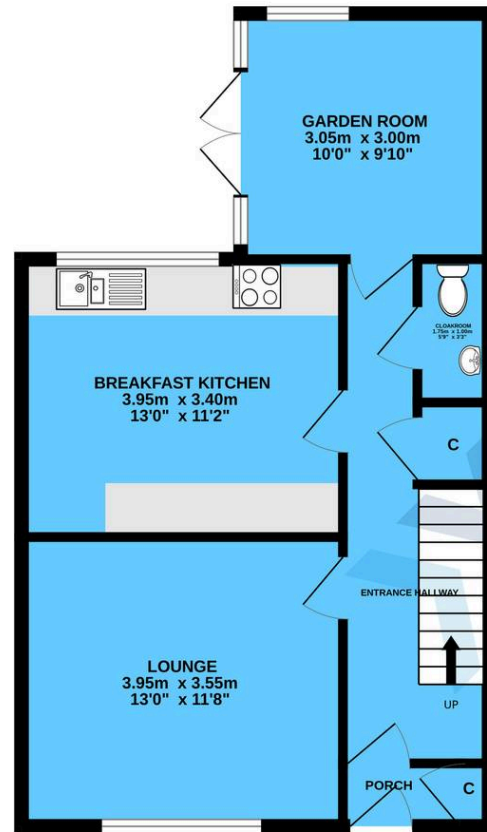
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



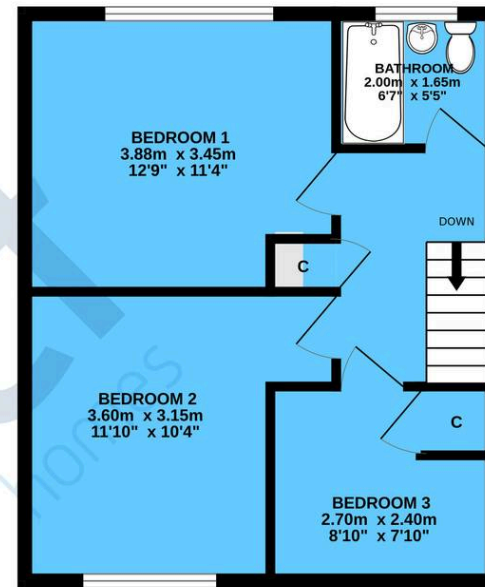




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 92.0 sq.m. (990 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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**Xact Homes**

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