



Beverley Close, Balsall Common

Guide Price £639,950





PROPERTY OVERVIEW

This significantly extended and re-modelled four bedroom detached property is beautifully presented throughout and is ideally situated for access to the village centre and Berkswell train station. Benefitting from a professionally landscaped south facing rear garden overlooking open fields the accommodation provides over 1500 sq ft of living accommodation which includes:- enclosed porch, entrance hallway, large dual aspect L-shaped lounge / diner, family room / study, breakfast kitchen, utility room, guest WC, four double bedrooms (principal with shower room) and a family bathroom.

Outside the property has a professionally landscaped South facing rear garden overlooking open fields (which are protected from development), off road parking for multiple vehicles, a car port and a larger style single garage.

Viewing is strictly by appointment 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 this property is located within the catchment area for Balsall Common and Berkswell primary schools, as well as 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: F

Tenure: Freehold

- Extended Four Bedroom Detached House
- Beautifully Presented Throughout
- Over 1500 sq ft
- Breakfast Kitchen
- Lounge / Diner + Family Room / Study
- En-Suite Principal Bedroom
- South Facing Rear Garden
- Garage, Carport & Plentiful Driveway Parking





ENCLOSED PORCH

ENTRANCE HALLWAY

LOUNGE/DINER

23' 0" x 20' 0" (7.00m x 6.10m)

FAMILY ROOM/STUDY

17' 5" x 8' 10" (5.30m x 2.70m)

BREAKFAST KITCHEN

18' 3" x 15' 9" (5.55m x 4.80m)

UTILITY ROOM

6' 6" x 5' 11" (1.97m x 1.80m)

WC

5' 9" x 3' 0" (1.75m x 0.92m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 4" x 10' 7" (4.38m x 3.23m)

ENSUITE

BEDROOM TWO

13' 1" x 11' 11" (3.98m x 3.62m)

BEDROOM THREE

13' 8" x 8' 10" (4.16m x 2.70m)

BEDROOM FOUR

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

FAMILY BATHROOM

8' 10" x 6' 6" (2.70m x 1.97m)

TOTAL SQUARE FOOTAGE

Total floor area: 167.9 sq.m. = 1807 sq.ft. approx.



OUTSIDE THE PROPERTY

SOUTH FACING REAR GARDEN

GARAGE

19' 4" x 8' 6" (5.90m x 2.60m)

CAR PORT

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings, a garden shed, a greenhouse and car charging point.

ADDITIONAL INFORMATION

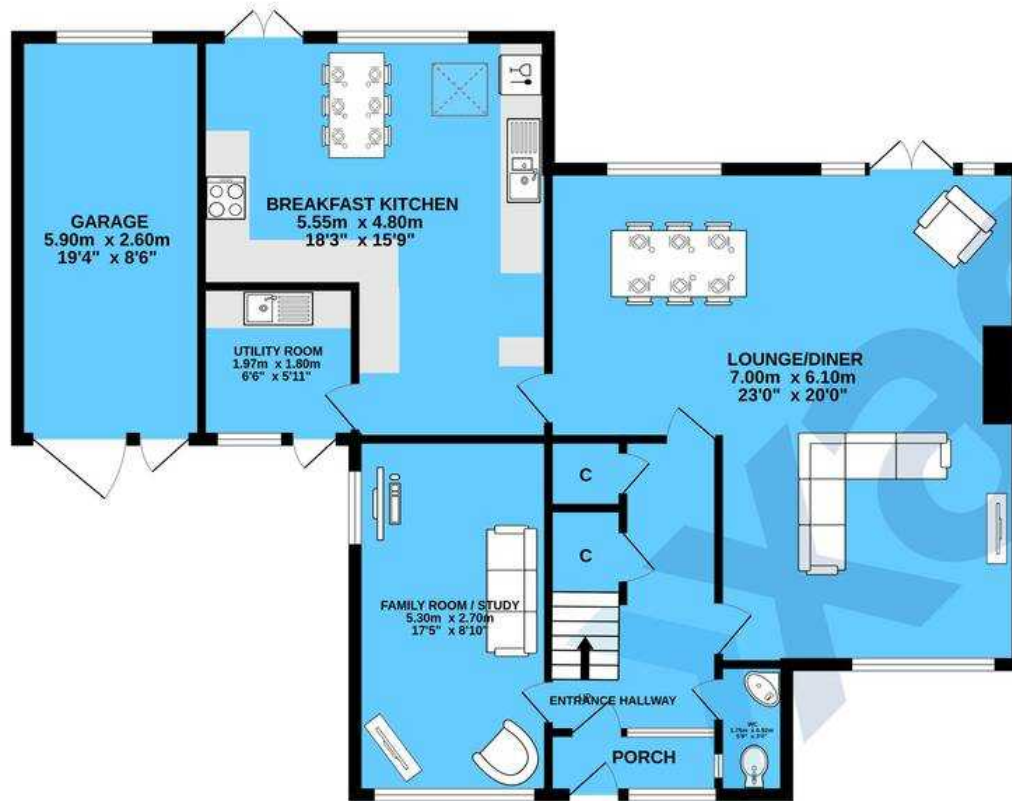
Services - mains gas, electricity and mains sewers.
Broadband - Fibre Optic. Loft Space - Partially boarded with ladder and lighting.

MONEY LAUDNERING

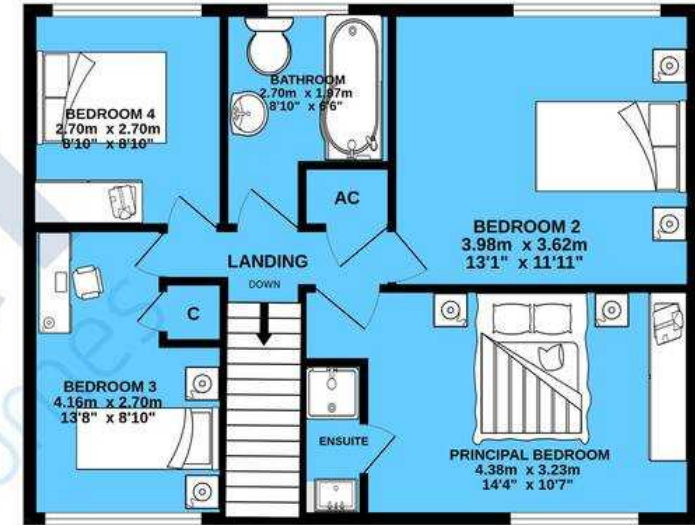
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
103.6 sq.m. (1115 sq.ft.) approx.



1ST FLOOR
64.3 sq.m. (692 sq.ft.) approx.



TOTAL FLOOR AREA : 167.9 sq.m. (1807 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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