



**Greenfield Avenue, Balsall Common**

Offers in Region of **£785,000**







#### PROPERTY OVERVIEW

This spacious and remarkably light and bright, five-bedroom detached house enjoys a secluded position with no passing vehicle or foot traffic, overlooks open fields to the front but with the benefit of being within walking distance of the village centre and all its amenities. Providing in total over 2000 sq ft of accommodation the property is available to purchase with no onward chain and offers potential purchasers:- entrance hallway, dual aspect lounge, breakfast kitchen, dining room, utility room, guest WC, five bedrooms (2 x en-suite) arranged around a galleried landing and a family bathroom.

Outside the property has a double garage with integral access, generous driveway parking for 4+ vehicles and a private South Easterly facing rear garden.

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



- Five Bedroom Detached House
- Secluded Position Overlooking Open Fields
- Lounge & Separate Dining Room
- Two En-Suite Bedrooms
- Double Garage & Driveway Parking For Multiple Vehicles
- South Easterly Facing Garden
- Approximately 2000sq ft





#### 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 center 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: G

Tenure: Freehold

#### ENTRANCE HALLWAY

#### LOUNGE

24' 9" x 11' 8" (7.55m x 3.55m)

#### BREAKFAST KITCHEN

16' 1" x 10' 2" (4.90m x 3.10m)

#### DINING ROOM

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

#### UTILITY ROOM

8' 0" x 5' 3" (2.45m x 1.60m)

#### GUEST WC

6' 7" x 3' 7" (2.00m x 1.10m)

#### FIRST FLOOR

#### BEDROOM ONE

14' 7" x 13' 11" (4.45m x 4.25m)

#### ENSUITE

8' 10" x 5' 7" (2.70m x 1.70m)





**BEDROOM TWO**

15' 7" x 12' 4" (4.75m x 3.75m)

**ENSUITE**

7' 10" x 4' 3" (2.40m x 1.30m)

**BEDROOM THREE**

13' 11" x 9' 10" (4.25m x 3.00m)

**BEDROOM FOUR**

12' 10" x 8' 10" (3.90m x 2.70m)

**BEDROOM FIVE**

10' 7" x 8' 10" (3.22m x 2.70m)

**BATHROOM**

9' 0" x 7' 1" (2.75m x 2.15m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 191.3 sq.m. = 2059 sq.ft. approx.

**OUTSIDE THE PROPERTY****DOUBLE GARAGE**

17' 11" x 16' 5" (5.45m x 5.00m)

**PRIVATE SOUTH EASTERLY FACING REAR GARDEN****ITEMS INCLUDED IN SALE**

Double integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in four bedrooms, all light fittings and two garden sheds.





#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - EE.

#### **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.

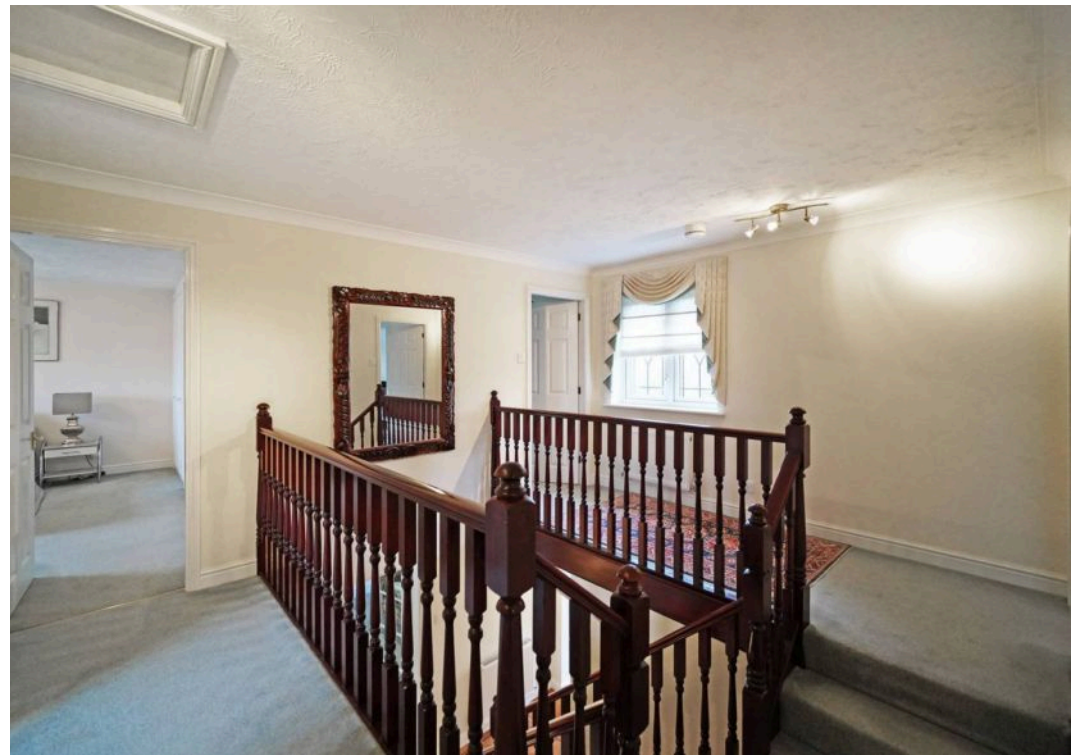
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

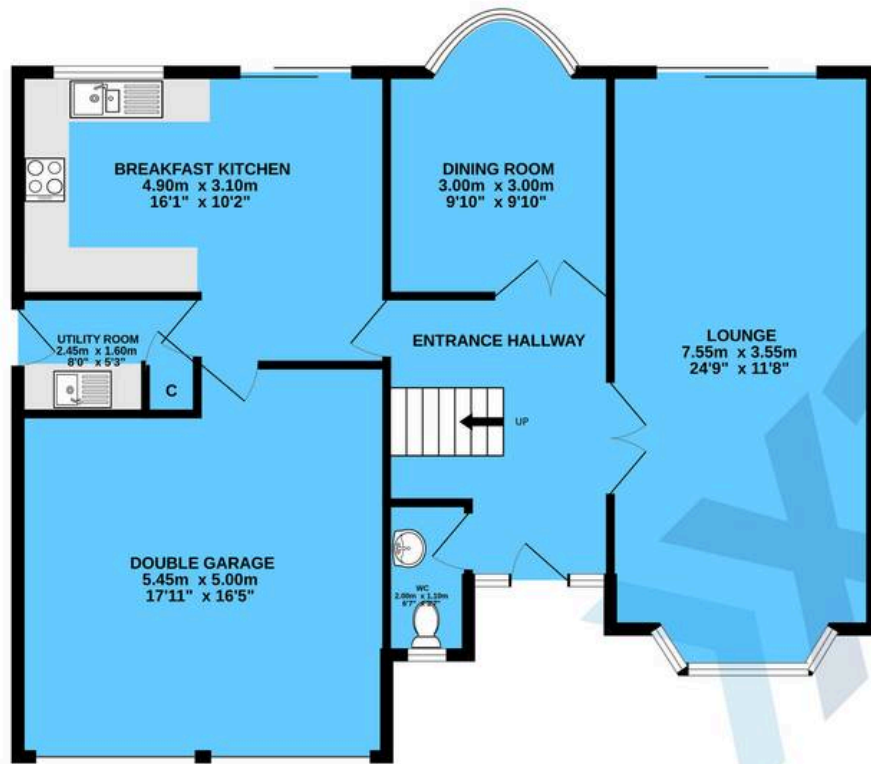
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

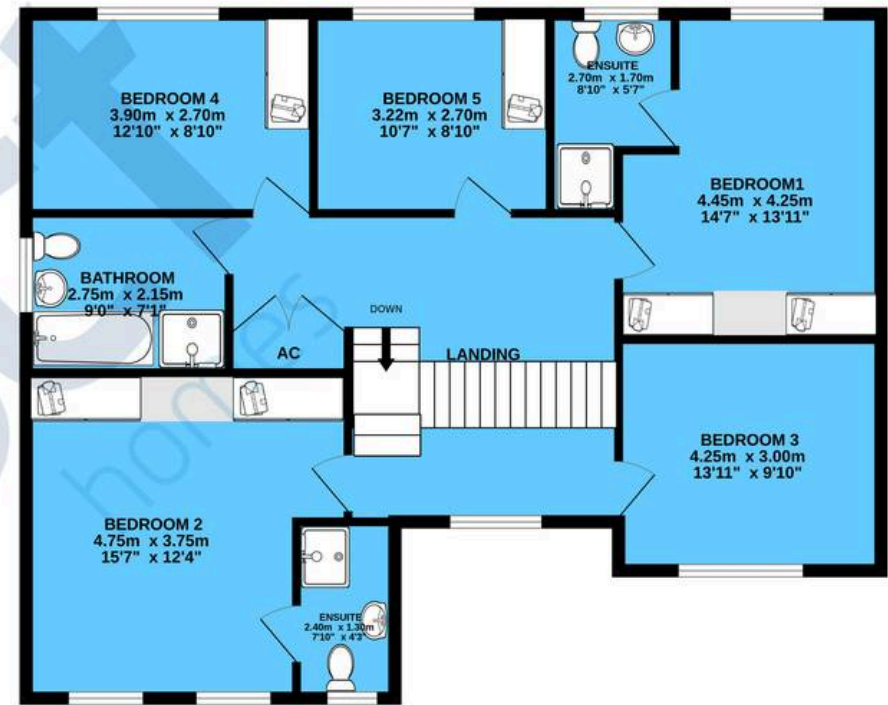




GROUND FLOOR  
97.3 sq.m. (1047 sq.ft.) approx.



1ST FLOOR  
94.0 sq.m. (1012 sq.ft.) approx.



TOTAL FLOOR AREA : 191.3 sq.m. (2059 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

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

