



Kenilworth Road, Balsall Common

Offers in Region of £420,000





#### PROPERTY OVERVIEW

This traditional three bedroom semi-detached property is conveniently located within easy walking distance of the village centre and is very well presented throughout having been completely renovated and updated over the last 10 years. Having scope to extend to the rear (STPP) or remodel internally the property offers potential purchasers:- canopy porch, entrance hallway, living room, modern kitchen, dining room, three genuine double bedrooms and a luxury family bathroom with roll top bath and shower cubicle.

Outside the property has a single garage, driveway parking and to the rear there is a nicely landscaped garden with raised patio and established shrub borders.

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: E

Tenure: Freehold

- Three Bedroom Semi-Detached
- Very Well Presented Throughout
- Close to Village Centre
- Living Room, Dining Room & Modern Kitchen
- Three Double Bedrooms
- Garage & Driveway Parking
- Landscaped Rear Garden





#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

13' 11" x 10' 4" (4.24m x 3.15m)

#### **DINING ROOM**

11' 0" x 10' 4" (3.35m x 3.15m)

#### **KITCHEN**

11' 0" x 9' 8" (3.35m x 2.95m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

13' 1" x 10' 4" (3.99m x 3.15m)

#### **BEDROOM TWO**

11' 10" x 10' 4" (3.61m x 3.15m)

#### **BEDROOM THREE**

12' 6" x 9' 6" (3.81m x 2.90m)

#### **BATHROOM**

9' 6" x 8' 2" (2.90m x 2.49m)

#### **TOTAL SQUARE FOOTAGE**

94 sq.m (1012 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

14' 7" x 7' 9" (4.45m x 2.36m)

#### **LANDSCAPED GARDEN WITH RAISED PATIO**





#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, all carpets, some blinds, fitted wardrobes in one bedroom and greenhouse.

#### **ADDITIONAL INFORMATION**

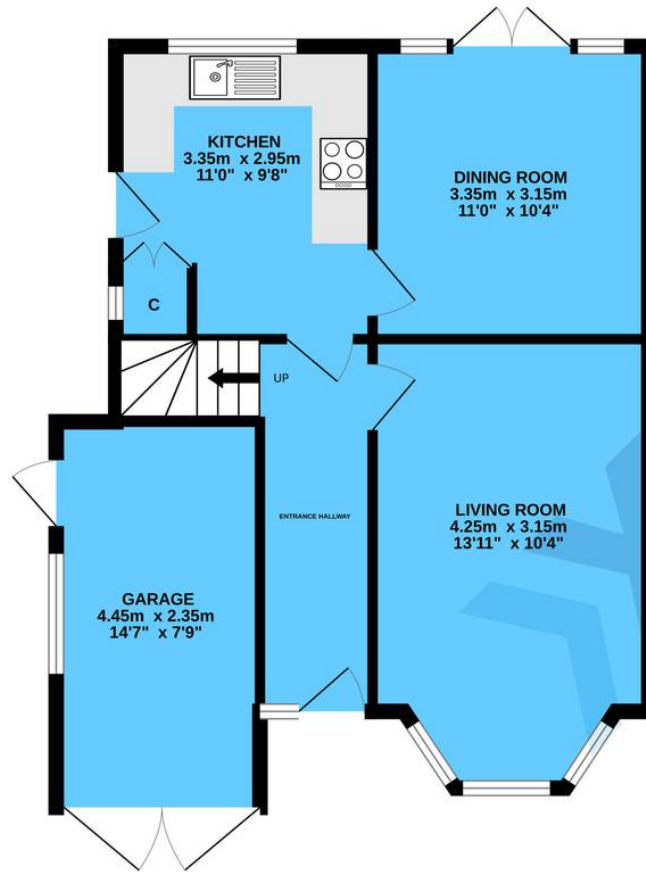
Services - water meter, mains gas, electricity and sewers. Broadband - Sky - fibre optic. Loft space - part boarded with ladder and lighting.

#### **MONEY LAUNDERING REGULATIONS**

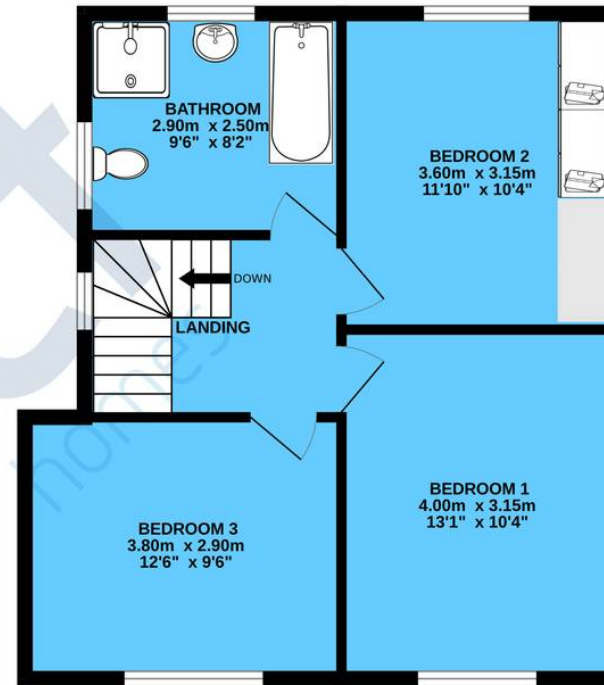
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 94.0 sq.m. (1012 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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