



Clive Road, Balsall Common

Offers Over £550,000



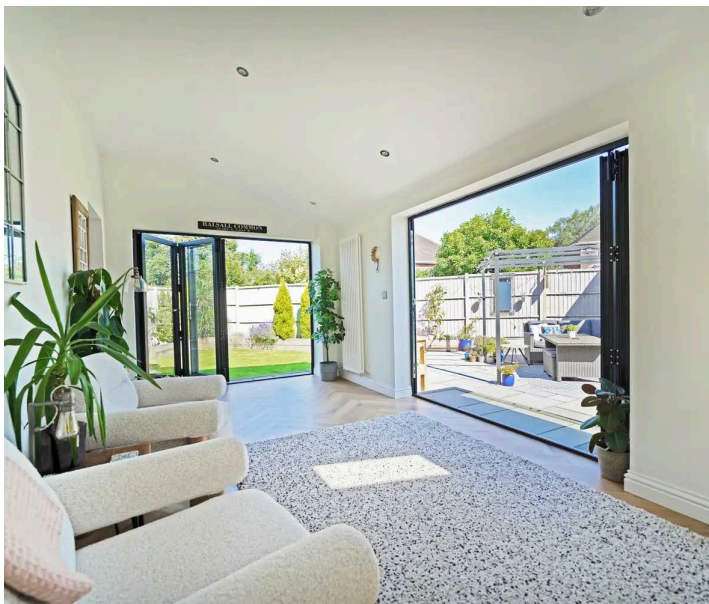


PROPERTY OVERVIEW

This significantly extended five bedroom semi-detached property, originally built in the 1950s, is beautifully presented throughout and is located just a short walk from the Heart of England school. The property showcases a stunning wrap around breakfast kitchen / family room and further benefits from a loft conversion to provide an impressive fifth bedroom. Located on a corner plot with gardens to both the side and the rear of the accommodation provides potential purchasers with:- enclosed porch, entrance hallway, living room, magnificent L-shaped breakfast kitchen / family room, study, four first floor bedrooms and a large family bathroom, an impressive fifth bedroom is provided by the conversion of the loft.

Outside the property has landscaped private gardens both to the rear and a south facing garden to the side of the house with driveway parking and an electric vehicle charging point.

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





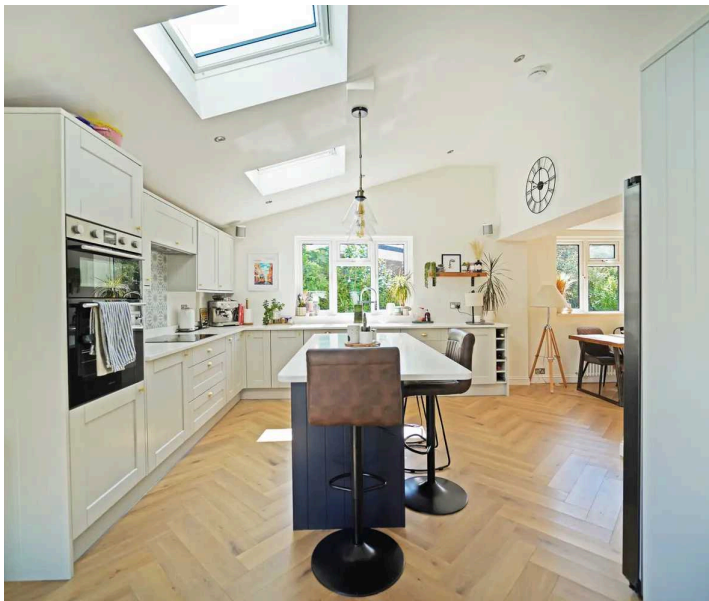
PROPERTY LOCATION

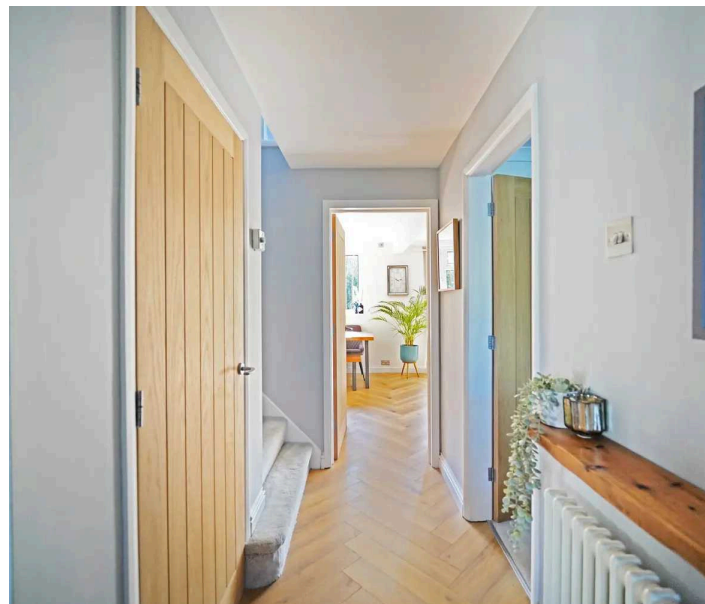
Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis 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

- Extended Five Bedroom Semi-Detached
- Well Presented Throughout
- Over 1900 sq ft
- Stunning Breakfast Kitchen / Family Room
- Living Room & Study
- Private Landscaped Garden
- Driveway Parking
- Conveniently Located For Access To Schools





PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

13' 9" x 11' 4" (4.20m x 3.45m)

BREAKFAST KITCHEN

13' 1" x 11' 0" (4.00m x 3.35m)

FAMILY ROOM

22' 6" x 12' 4" (6.85m x 3.75m)

DINING ROOM

17' 7" x 9' 2" (5.35m x 2.80m)

STUDY

7' 9" x 6' 11" (2.35m x 2.10m)

UTILITY ROOM

FIRST FLOOR

BEDROOM ONE

13' 1" x 11' 6" (4.00m x 3.50m)

BEDROOM TWO

13' 1" x 10' 6" (4.00m x 3.20m)

BEDROOM THREE

11' 0" x 7' 3" (3.35m x 2.20m)

BEDROOM FOUR

8' 8" x 7' 5" (2.65m x 2.25m)

BATHROOM

9' 4" x 8' 2" (2.85m x 2.50m)



SECOND FLOOR

BEDROOM FIVE

18' 1" x 13' 9" (5.50m x 4.20m)

TOTAL SQUARE FOOTAGE

Total floor area: 180.0 sq.m. = 1938 sq.ft. approx.

OUTSIDE THE PROPERTY

LANDSCAPED PRIVATE REAR AND SIDE GARDEN

ELECTRIC VEHICLE CHARGING POINT

ITEMS INCLUDED IN SALE

Double integrated oven, integrated hob, extractor, dishwasher, all carpets, all blinds, all light fittings, a garden shed and a car charging point.

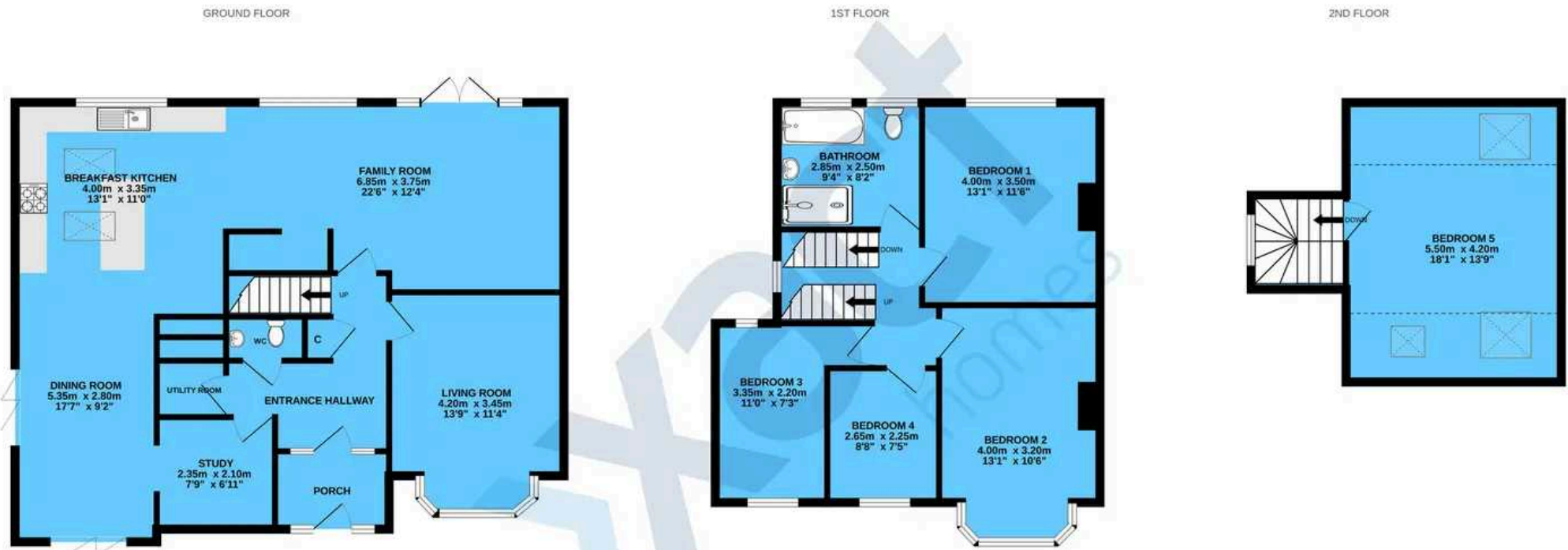
ADDITIONAL INFORMATION

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

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.





TOTAL FLOOR AREA : 180.0 sq.m. (1938 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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