



Greenfield Avenue, Balsall Common

Guide Price £635,000





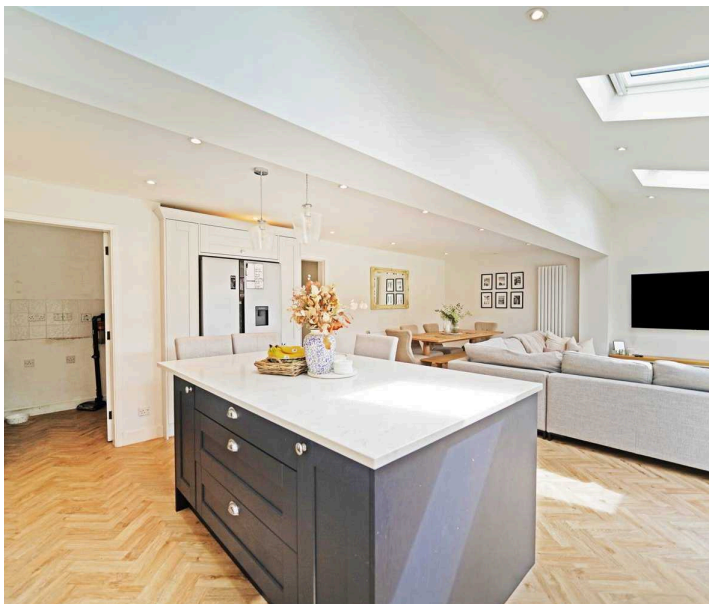


## PROPERTY OVERVIEW

This recently extended and completely refurbished four bedroom detached property is presented in showhome condition throughout and is available to purchase with no onward chain. Benefitting from a stunning kitchen extension completed by Hampton Homes in the last two years the property also features upgraded bathroom & en-suite, modern central heating system and a South West facing rear garden. In summary the accommodation provides potential purchasers with:- entrance hallway, living room, superb open plan family breakfast kitchen with feature island & bi-fold doors to the rear garden, utility room, guest WC, four bedrooms (1 x en-suite) and a modern family bathroom.

Outside the property has a South West facing rear garden, single garage and driveway parking adjacent to a lawned front garden.

Such well presented homes rarely come to the market and viewing is strictly by prior 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: F

Tenure: Freehold

- Extended Four Bedroom Detached
- Beautifully Presented Throughout
- No Onward Chain
- Stunning Open Plan Breakfast Kitchen
- En-Suite Principal Bedroom
- South West Facing Rear Garden
- Garage & Off Road Parking
- Walking Distance to Village Centre



## PORCH

## ENTRANCE HALLWAY

## WC

## LIVING ROOM

13' 11" x 10' 8" (4.24m x 3.25m)

## BREAKFAST KITCHEN

24' 7" x 17' 5" (7.49m x 5.31m)

## UTILITY ROOM

8' 8" x 5' 3" (2.64m x 1.60m)





## FIRST FLOOR

### PRINCIPAL BEDROOM

13' 7" x 10' 4" (4.14m x 3.15m)

### ENSUITE

7' 10" x 5' 11" (2.39m x 1.80m)

### BEDROOM TWO

12' 8" x 8' 4" (3.86m x 2.54m)

### BEDROOM THREE

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

### BEDROOM FOUR

7' 10" x 7' 5" (2.39m x 2.26m)

### BATHROOM

7' 10" x 5' 9" (2.39m x 1.75m)

### OUTSIDE THE PROPERTY

#### GARAGE

15' 7" x 8' 8" (4.75m x 2.64m)

#### TOTAL SQUARE FOOTAGE

125.9 sq.m (1355 sq.ft) approx.

#### GARDEN

#### DRIVEWAY PARKING







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

Logik free standing cooker, extractor, fridge/freezer, dishwasher, all carpets, curtains, blinds and light fittings and fitted wardrobes in four bedrooms.

#### **ADDITIONAL INFORMATION**

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

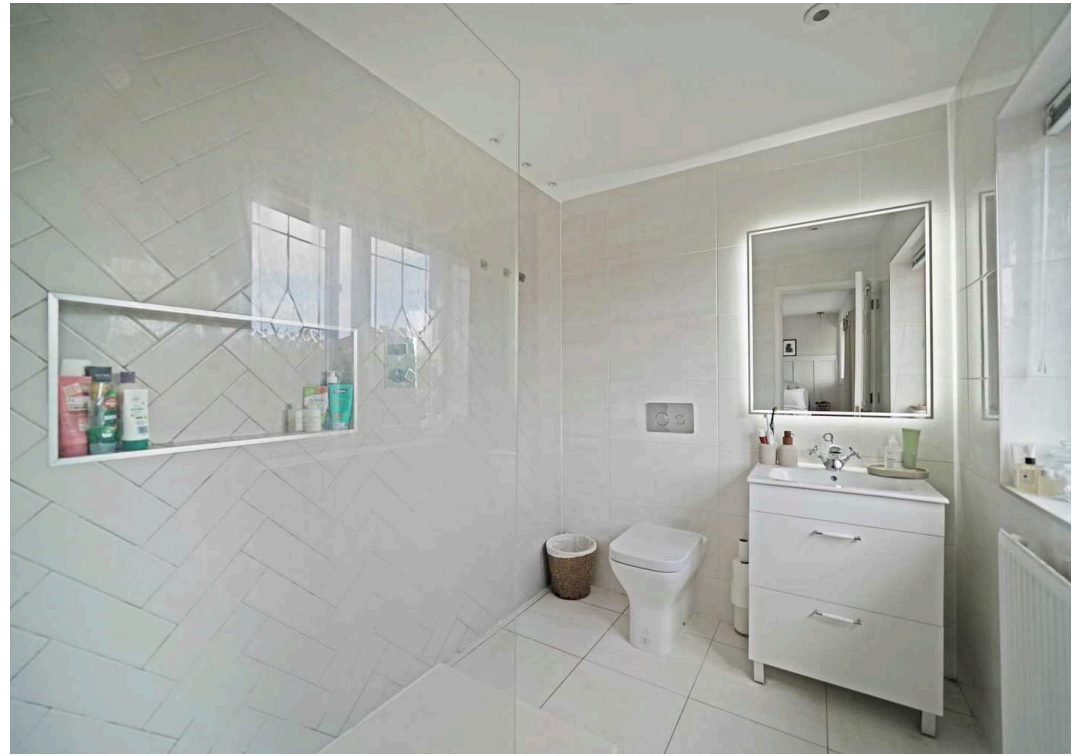
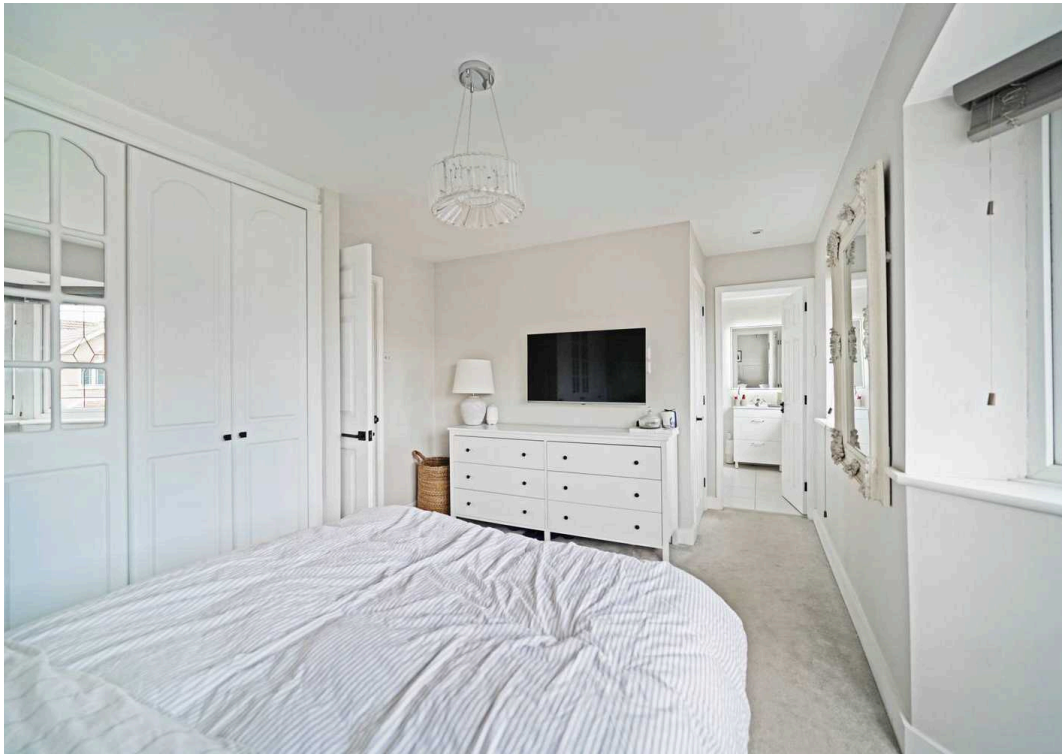
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.

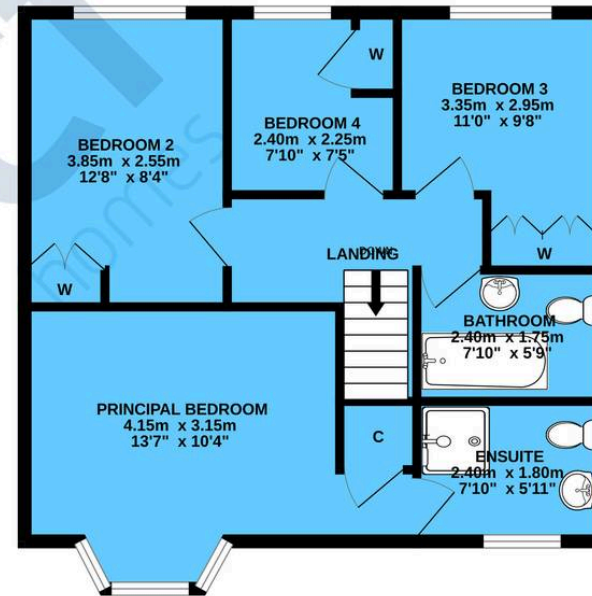
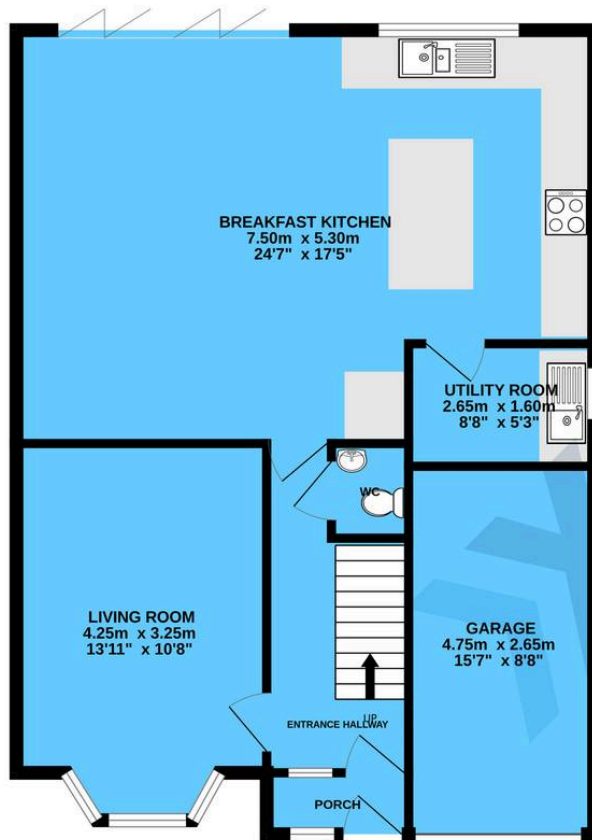
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 125.9 sq.m. (1355 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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