



Duggins Lane, Coventry

In Excess of £300,000

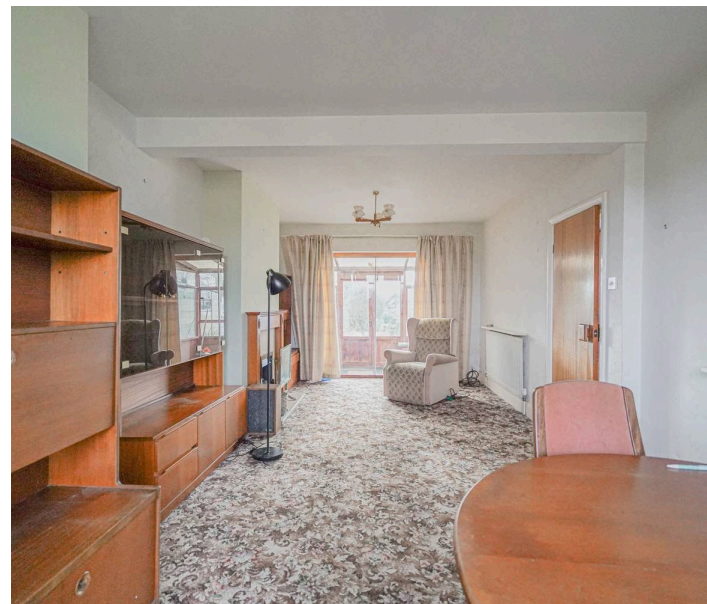


PROPERTY OVERVIEW

This traditional three bedroom semi-detached property is situated in a sought after semi-rural location on the outskirts of Balsall Common overlooking open fields to the front and is available to purchase with no onward chain. Providing some scope for modernisation and extension (STPP) the accommodation provides potential purchasers with:- entrance hallway, dual aspect lounge / dining room, kitchen, conservatory, three bedrooms and a family bathroom.

Outside the property has an exceptionally long South facing rear garden and off road driveway parking for two vehicles.

Viewing is by appointment with Xact on 01676 534 411.



- Traditional Three Bedroom Semi Detached
- Potential to Modernise & Extend (STPP)
- No Onward Chain
- Through Lounge / Dining Room & Conservatory
- Long South Facing Garden
- Overlooking Open Fields to the Front
- Off Road Parking



PROPERTY LOCATION

The property is located approximately 1 mile away from the centre of Balsall Common & Berkswell making it ideally situated for access to Solihull, Coventry, Kenilworth and Birmingham. Balsall Common being the nearest 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: D

Tenure: Freehold

ENTRANCE HALLWAY

LOUNGE/DINING ROOM

24' 5" x 11' 6" (7.44m x 3.51m)

CONSERVATORY

9' 10" x 6' 7" (3.00m x 2.01m)

KITCHEN

11' 2" x 6' 3" (3.40m x 1.91m)

FIRST FLOOR

BEDROOM ONE

13' 1" x 11' 6" (3.99m x 3.51m)

BEDROOM TWO

11' 6" x 11' 2" (3.51m x 3.40m)

BEDROOM THREE

11' 2" x 6' 3" (3.40m x 1.91m)

BATHROOM

6' 3" x 6' 1" (1.91m x 1.85m)

TOTAL SQUARE FOOTAGE

82.0 sq.m (883 sq.ft) approx.



OUTSIDE THE PROPERTY

LONG REAR GARDEN

OFF ROAD PARKING

ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, fridge/freezer, washing machine, tumble dryer, garden shed, greenhouse, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

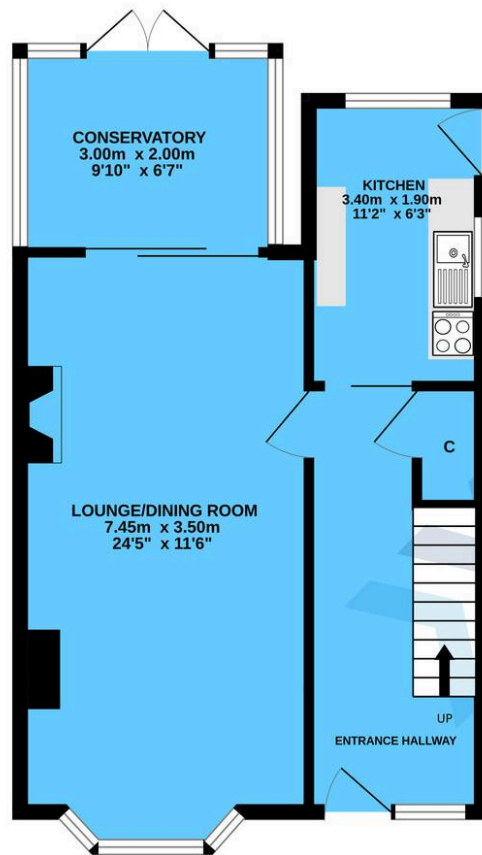
ADDITIONAL INFORMATION

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

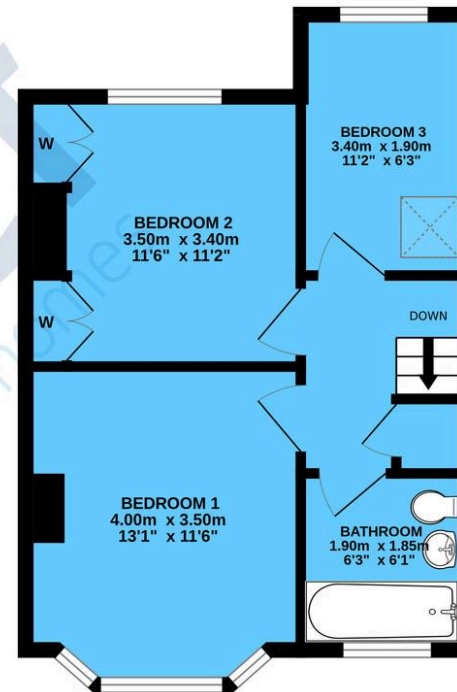
INFORMATION FOR POTENTIAL BUYERS

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 : 82.0 sq.m. (883 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

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