



**Station Road, Balsall Common**

Offers in Region of **£875,000**

**xact**  
EXCLUSIVE



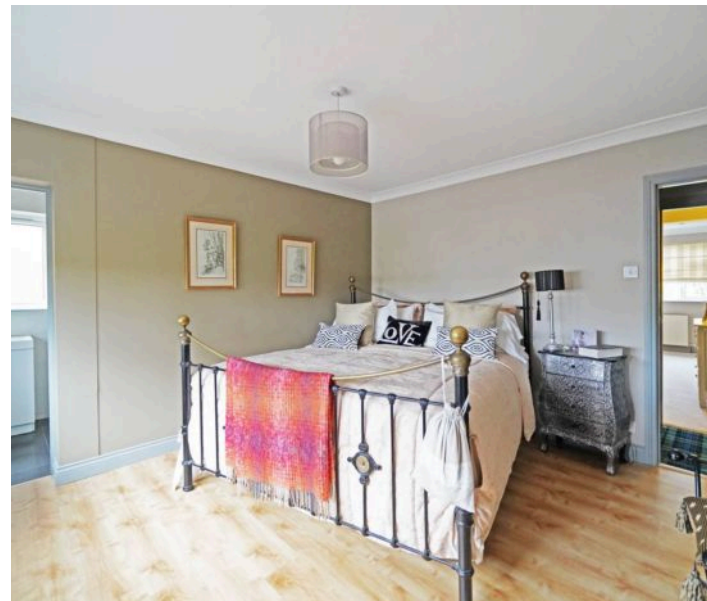


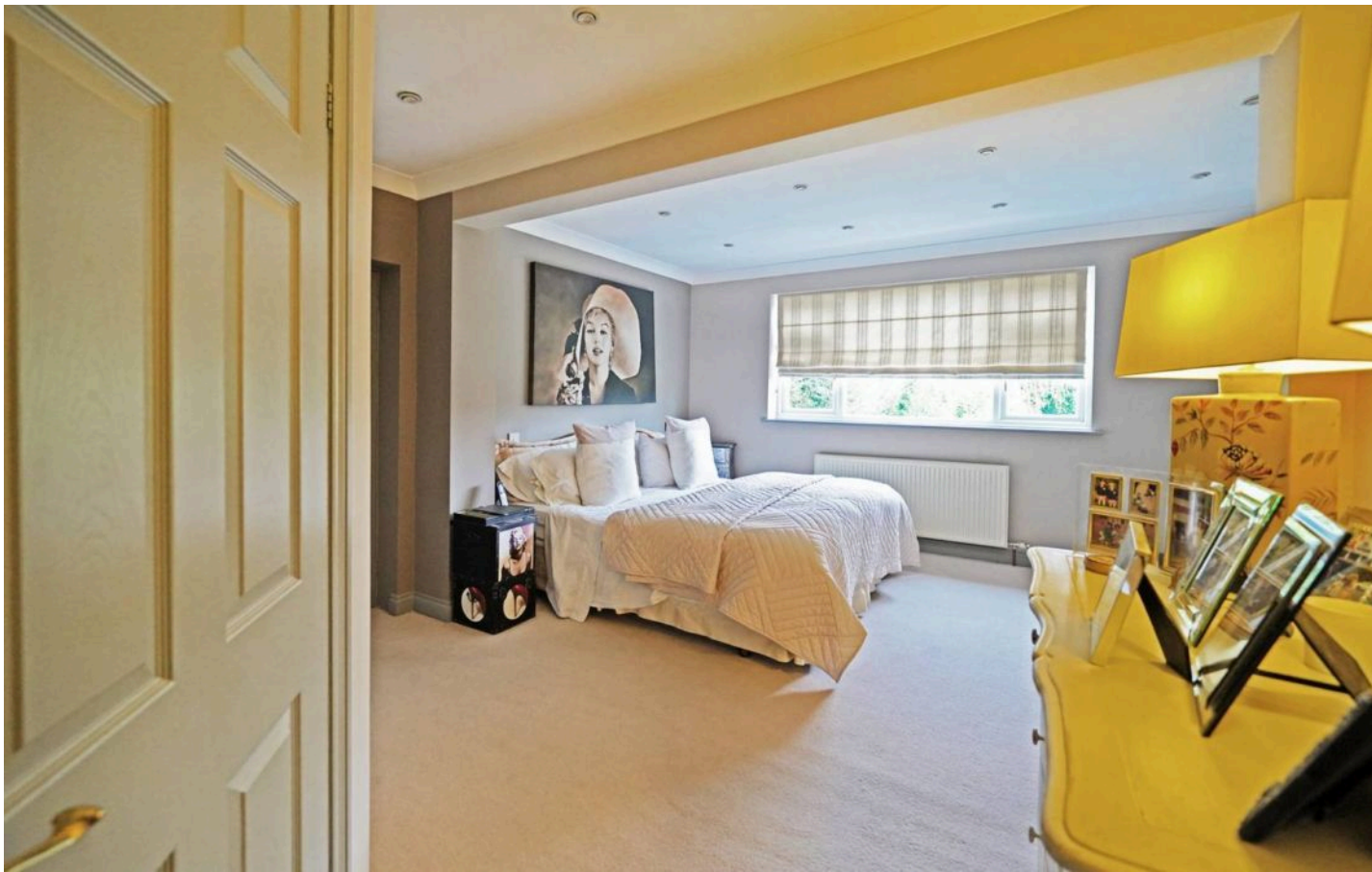
## PROPERTY OVERVIEW

This beautifully presented and extended family home is conveniently located for access to the village centre and Berkswell train station and provides approximately over 2100sq ft of living accommodation. Having been fully modernised by the present owners the property provides a ready to move into family home with the benefit of a large landscaped rear garden. In summary the accommodation provides potential purchasers with:- living room, dining room, study, breakfast kitchen with feature island, ground floor bathroom, four generous double bedrooms (2 x en-suite / principal having a walk in wardrobe) and a modern family shower-room.

Outside the property benefits from a double garage, driveway parking for multiple vehicles and a beautifully landscaped long rear garden with a log cabin / leisure building.

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





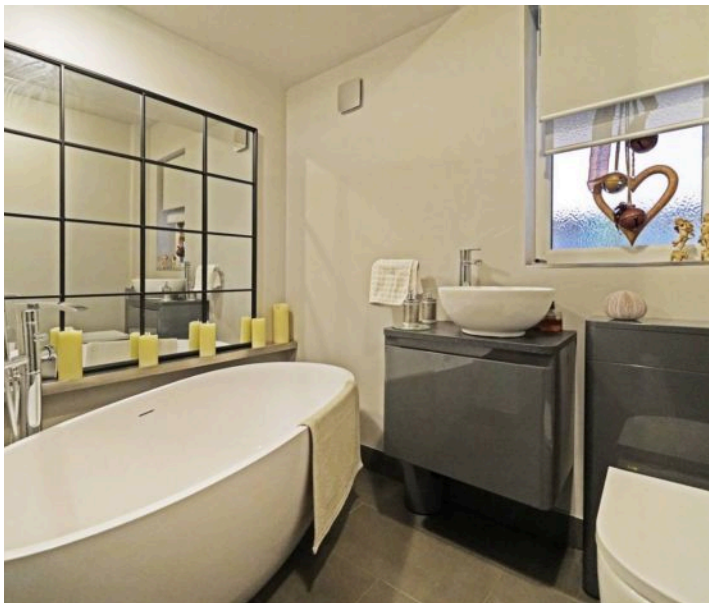
## PROPERTY LOCATION

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 House
- Beautifully Presented Throughout
- Approximately Over 2100sq ft
- Close to Train Station & Village Centre
- 2 x En-Suite Bedrooms
- Living Room, Dining Room & Study
- Four Bathrooms (Three Upstairs & One downstairs)
- Log Cabin / Leisure Building
- Long Landscaped Rear Garden





## HALLWAY

### DINING ROOM

18' 8" x 13' 1" (5.69m x 3.99m)

### LIVING ROOM

21' 6" x 13' 1" (6.55m x 3.99m)

### STUDY

9' 5" x 7' 9" (2.87m x 2.36m)

### BREAKFAST KITCHEN

19' 4" x 14' 9" (5.89m x 4.50m)

### UTILITY ROOM

8' 10" x 4' 10" (2.69m x 1.47m)

### BATHROOM

7' 9" x 7' 5" (2.36m x 2.26m)

## FIRST FLOOR

### PRINCIPAL BEDROOM

17' 5" x 13' 9" (5.31m x 4.19m)

### ENSUITE

8' 2" x 6' 1" (2.49m x 1.85m)

### WALK IN WARDROBE

14' 4" x 4' 11" (4.37m x 1.50m)

### BEDROOM TWO

13' 5" x 11' 10" (4.09m x 3.61m)

### ENSUITE

9' 2" x 4' 11" (2.79m x 1.50m)

### BEDROOM THREE

13' 5" x 13' 5" (4.09m x 4.09m)

### BEDROOM FOUR

10' 6" x 8' 4" (3.20m x 2.54m)

### SHOWER ROOM

7' 9" x 7' 3" (2.36m x 2.21m)

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

18' 6" x 15' 9" (5.64m x 4.80m)

**TOTAL SQUARE FOOTAGE**

221.6 sq.m (2385 sq.ft) approx.

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LARGE LANDSCAPED GARDEN****LOG CABIN/LEISURE BUILDING****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, tumble dryer, all carpets, blinds and light fittings, some curtains two garden sheds, electric garage door, waste disposal, log cabin/leisure building and fitting wardrobes in three bedrooms.

**ADDITIONAL INFORMATION**

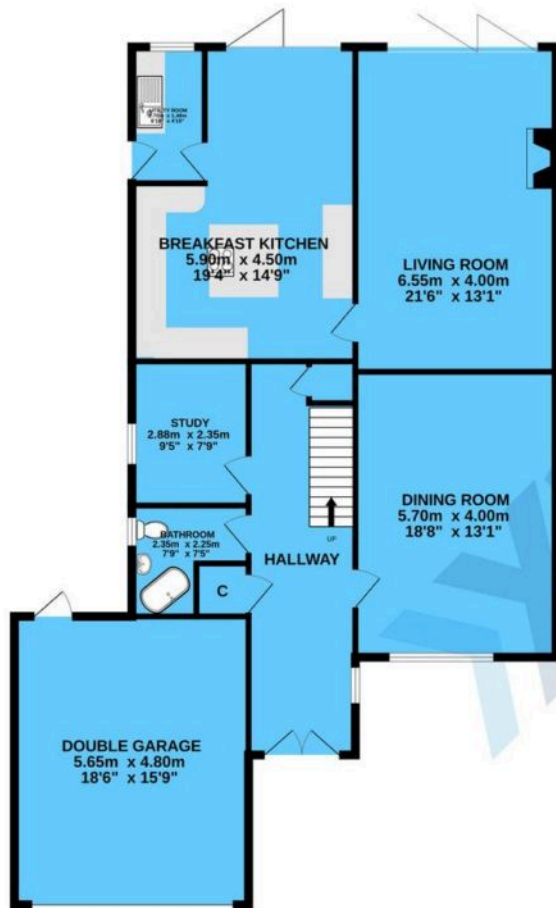
Services - water meter, mains gas, electricity and sewers. Broadband - Virgin - fibre optic. Loft space - boarded with ladder and lighting.

**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 : 221.6 sq.m. (2385 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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