



Kenilworth Road, Balsall Common

Offers Over £500,000





PROPERTY OVERVIEW

This well proportioned four bedroom detached property is located within easy walking distance of the village centre and is available to purchase with no onward chain. Being set back off the main road in a service road and providing scope to extend to the rear (STPP) or remodel internally the property offers an ideal opportunity to acquire a family home with a larger than average South facing rear garden. In summary the property offers potential purchasers:- enclosed porch, entrance hallway, dual aspect living room, conservatory, breakfast kitchen, guest WC, four bedrooms and a family bathroom.

Outside the property has a generous South facing rear garden which is mainly lawned with a paved patio area and to the front of the property there is driveway parking providing access to a single garage.

Viewing is 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: E

Tenure: Freehold

- Four Bedroom Detached House
- No Onward Chain
- Close to Village Centre
- Potential to Extend (STPP)
- Large South Facing Garden
- Through Living Room & Conservatory
- Driveway Parking & Single Garage

PORCH

ENTRANCE HALLWAY

WC

7' 7" x 2' 9" (2.31m x 0.84m)

LIVING ROOM

16' 1" x 12' 2" (4.90m x 3.71m)

DINING AREA

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

CONSERVATORY

18' 1" x 10' 4" (5.51m x 3.15m)

BREAKFAST KITCHEN

16' 1" x 8' 6" (4.90m x 2.59m)





FIRST FLOOR

BEDROOM ONE

13' 5" x 10' 4" (4.09m x 3.15m)

BEDROOM TWO

12' 4" x 10' 4" (3.76m x 3.15m)

BEDROOM THREE

11' 4" x 9' 4" (3.45m x 2.84m)

BEDROOM FOUR

9' 2" x 8' 2" (2.79m x 2.49m)

BATHROOM

8' 8" x 8' 4" (2.64m x 2.54m)

OUTSIDE THE PROPERTY

GARAGE

15' 11" x 7' 7" (4.85m x 2.31m)

TOTAL SQUARE FOOTAGE

138.9 sq.m (1495 sq.ft) approx.

DRIVEWAY PARKING

LARGE REAR GARDEN WITH PATIO AREA

ITEMS INCLUDED IN THE SALE

Free standing cooker, integrated hob, extractor, fridge/freezer, washing machine, all carpet, curtains, blinds and light fittings, garden shed and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Broadband - Sky. Loft space - boarded with 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: 138.9 sq.m. (1495 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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