



Windmill Lane, Balsall Common

Guide Price £340,000





PROPERTY OVERVIEW

Nestled on the peaceful outskirts of the village, this charming two-bedroom Victorian terraced home exudes warmth and character. Lovingly restored and modernised by its current owners over the past four years, it offers a perfect blend of traditional charm and contemporary comfort. As you step inside, you'll be welcomed by a cosy lounge complete with a wood burner, perfect for those chilly evenings. The newly fitted kitchen leads into a bright conservatory, creating an inviting space to relax.

Upstairs, you'll find two bedrooms and a newly fitted shower room. Outside, the beautifully landscaped garden offers a low maintenance private retreat. This property also boasts allocated parking at the rear and additional on-street parking at the front.

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

- Victorian Terrace
- Beautifully Presented Throughout
- Two Bedrooms
- Lounge with Wood-Burning Stove
- Re-Fitted Kitchen
- Modern Shower Room
- Long Landscaped Rear Garden
- Allocated Parking Space





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: C

Tenure: Freehold

LOUNGE

13' 5" x 12' 3" (4.09m x 3.73m)

KITCHEN

13' 5" x 10' 6" (4.09m x 3.20m)

CONSERVATORY

9' 5" x 8' 10" (2.87m x 2.69m)

FIRST FLOOR

BEDROOM ONE

12' 3" x 10' 6" (3.73m x 3.20m)

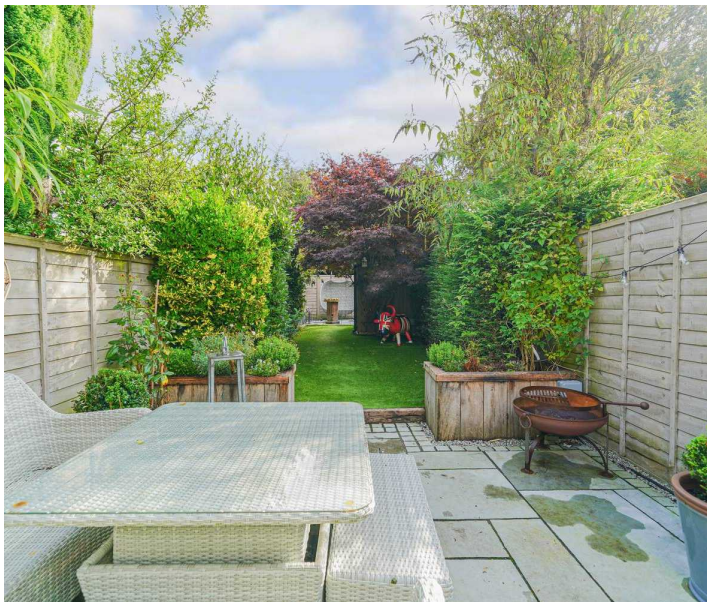
BEDROOM TWO

10' 6" x 5' 9" (3.20m x 1.75m)

SHOWER ROOM

TOTAL SQUARE FOOTAGE

61.6 sq.m (663 sq.ft) approx.





OUTSIDE THE PROPERTY

LONG LANDSCAPED REAR GARDEN

ALLOCATED PARKING

ON ROAD PARKING

ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, fridge/freezer, dishwasher, all carpets, curtains and light fittings as well as fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

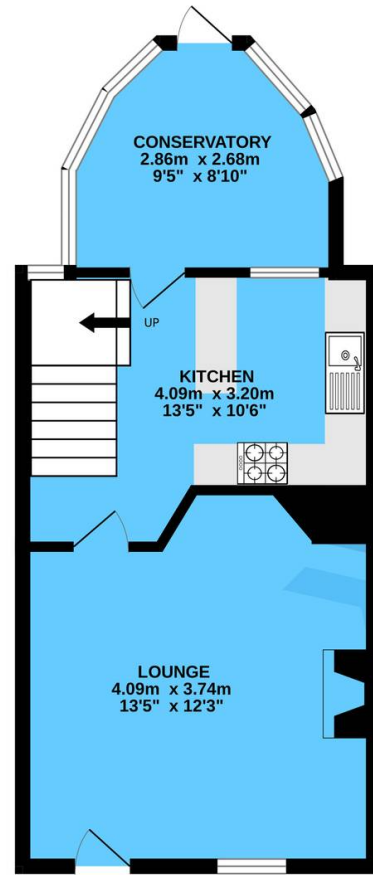
Services - mains gas, electricity and sewers.
Broadband - Virgin - fibre optic. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

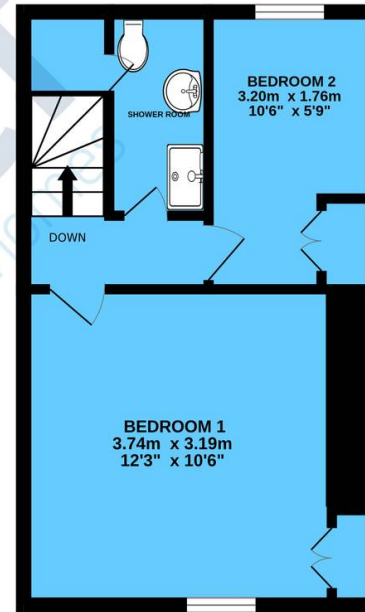
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 61.6 sq.m. (663 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.
Made with Metroplan 5.0204

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