



Greenbank Road, Balsall Common

Guide Price £285,000





PROPERTY OVERVIEW

This three bedroom mid-terrace property offers deceptively spacious living accommodation for buyers looking for a good value family home in the village. Being in need of general refurbishment and redecoration and benefitting from a good size rear garden, the property is available to purchase with no onward chain and provides potential purchasers with:- porch, entrance hallway, modern breakfast kitchen, large living room, three bedrooms and a family bathroom.

Outside the front of the property there is currently on road parking, and a front lawned area with the potential to drop the kerb to provide driveway parking.

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



- Three Bedroom Mid-Terrace
- In Need of Redecoration & Refurbishment
- No Onward Chain
- Modern Fitted Kitchen
- Three Bedrooms
- Good Sized Rear Garden
- Gas Central Heating



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

PORCH

HALL

LIVING ROOM

20' 0" x 13' 0" (6.10m x 3.95m)

BREAKFAST KITCHEN

12' 6" x 10' 0" (3.80m x 3.05m)

FIRST FLOOR

BEDROOM ONE

13' 1" x 12' 6" (4.00m x 3.80m)

BEDROOM TWO

12' 6" x 11' 10" (3.80m x 3.60m)

BEDROOM THREE

9' 10" x 7' 3" (3.00m x 2.20m)

BATHROOM

5' 11" x 5' 7" (1.80m x 1.70m)

TOTAL SQUARE FOOTAGE

Total floor area: 93.5 sq.m. = 1006 sq.ft. approx.





OUTSIDE THE PROPERTY

OUTDOOR STORE

GOOD SIZE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, blinds and light fittings.

ADDITIONAL INFORMATION

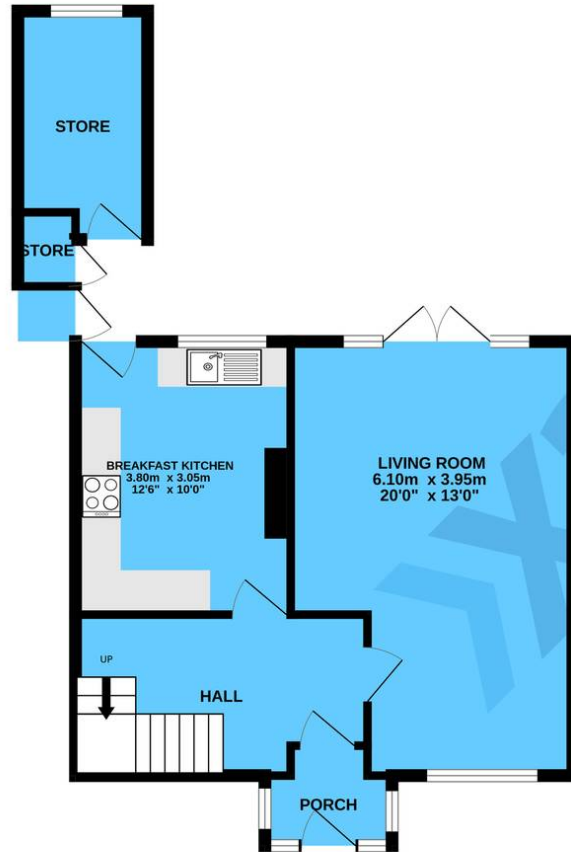
Services - Mains gas, electricity and water. Loft - With ladder and lighting.

MONEY LAUNDERING REGULATIONS

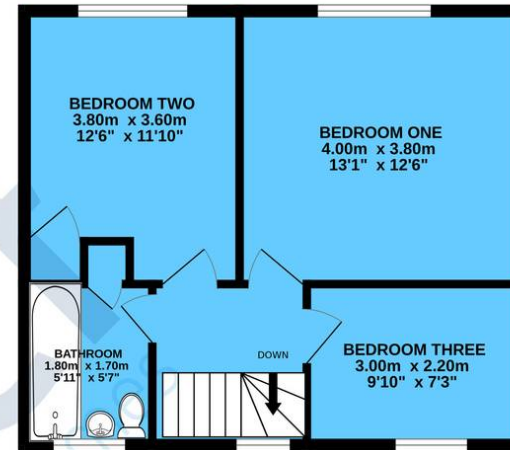
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 93.5 sq.m. (1006 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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