



Chapel Drive, Balsall Common

£475,000



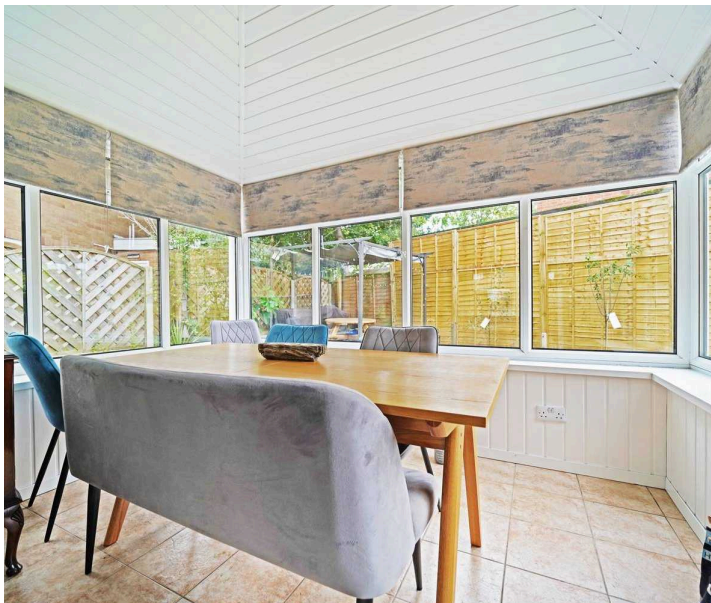


PROPERTY OVERVIEW

This very well presented four bedroom detached house has been fully renovated (re-wired / new kitchen / new bathroom / new heating system) by the present owners over the last 3 years and now provides a ready to move into family home within walking distance of the village centre which is available to purchase with no onward chain. Benefitting from a private rear garden, off road parking and an energy efficiency rating of "C" the accommodation provides potential purchasers with:- wide entrance hallway, living / dining room, recently refitted kitchen and a conservatory. Upstairs there are four good size bedrooms and a refitted family bathroom.

Outside there is a private rear garden, driveway parking and a single garage. The property further benefits from approved planning permission for a single storey extension to the side of the property.

Viewing is strictly by 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
- Fully Refurbished Throughout
- No Onward Chain
- Walking Distance to Village Centre
- Re-Fitted Kitchen & Bathroom
- Conservatory
- Approved Planning Permission to Extend
- Garage & Driveway Parking
- Energy Efficiency Rating 'C'



ENTRANCE HALLWAY

LIVING/DINING ROOM

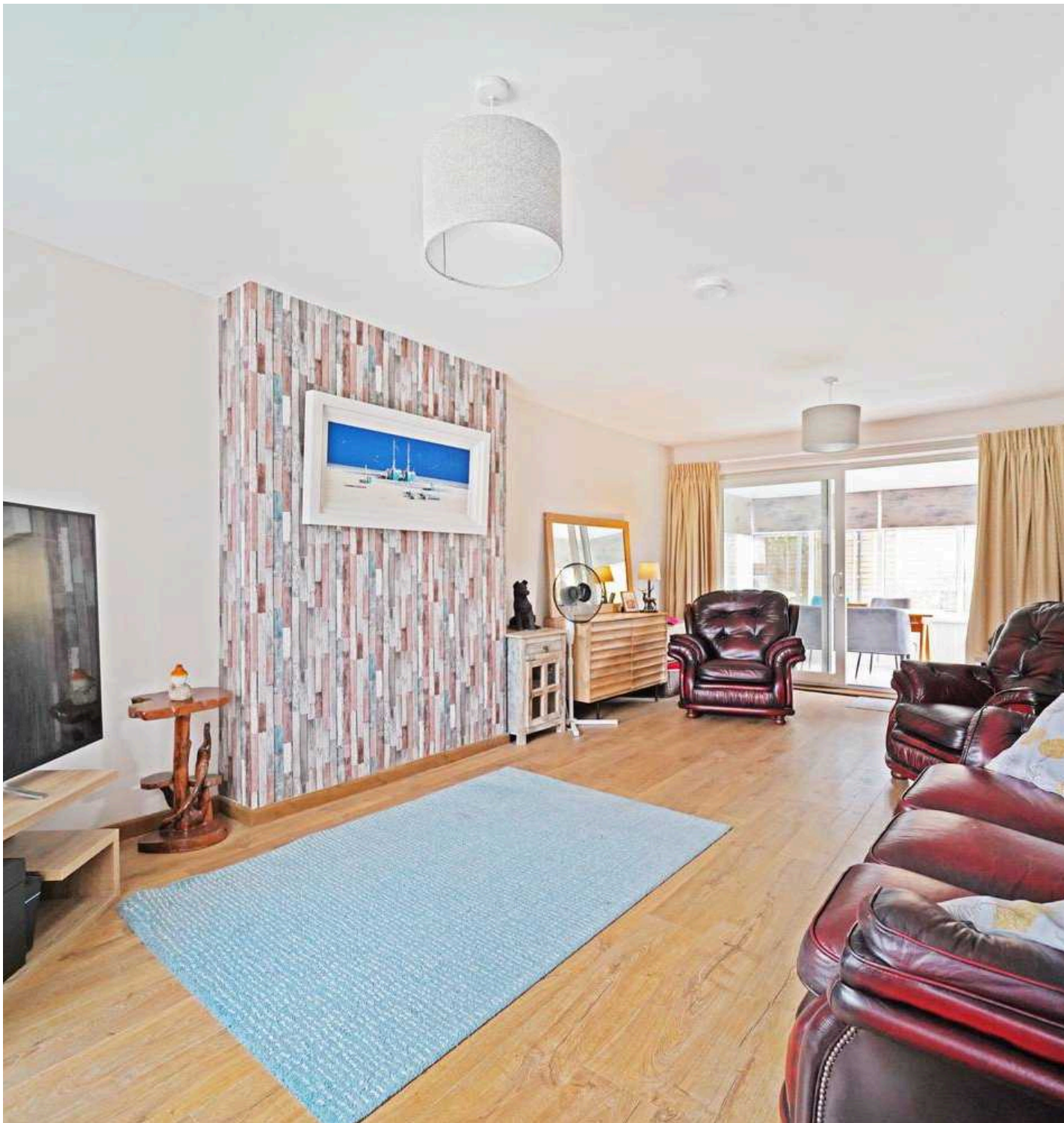
21' 4" x 12' 4" (6.50m x 3.76m)

CONSERVATORY

9' 7" x 7' 5" (2.92m x 2.26m)

KITCHEN

12' 6" x 9' 11" (3.81m x 3.02m)



FIRST FLOOR

BEDROOM ONE

12' 4" x 11' 1" (3.76m x 3.38m)

BEDROOM TWO

11' 2" x 9' 1" (3.40m x 2.77m)

BEDROOM THREE

9' 10" x 9' 2" (3.00m x 2.79m)

BEDROOM FOUR

9' 11" x 8' 6" (3.02m x 2.59m)

BATHROOM

6' 11" x 5' 6" (2.11m x 1.68m)

OUTSIDE THE PROPERTY

GARAGE

18' 3" x 8' 10" (5.56m x 2.69m)

TOTAL SQUARE FOOTAGE

111.5 sq.m (1200 sq.ft) approx.

DRIVEWAY PARKING

PRIVATE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher and all carpets, curtains, blinds and light fittings

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

Broadband - Virgin - fibre optic. Loft space - with ladder.



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.

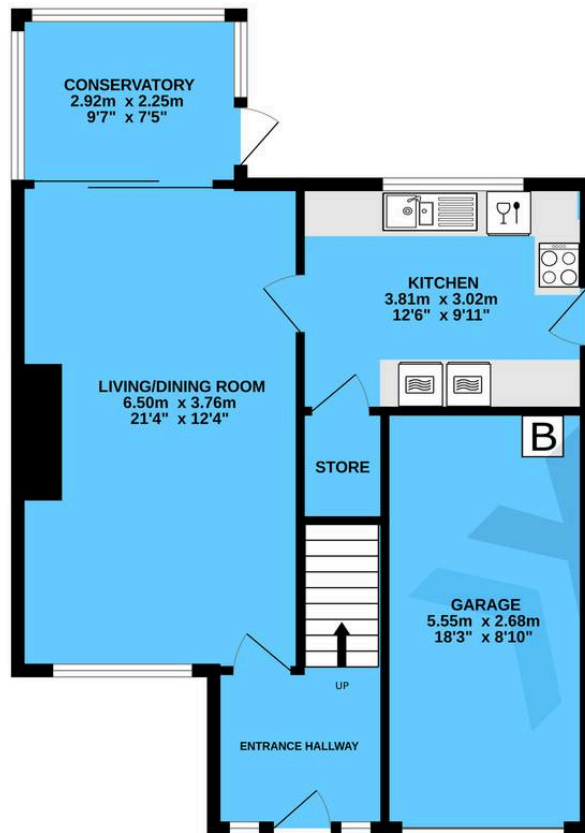
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

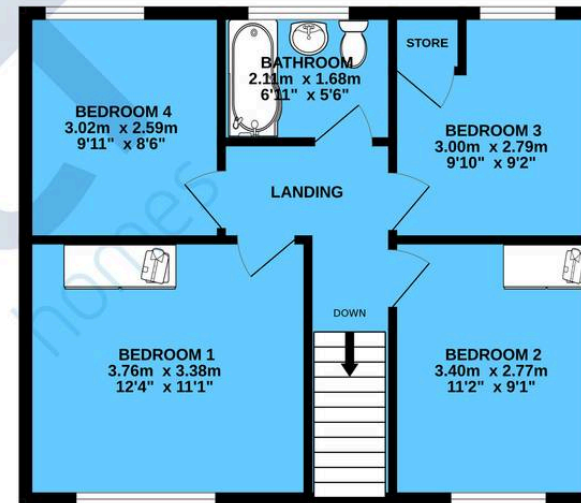
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 111.5 sq.m. (1200 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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