



## Kemps Green Road, Balsall Common

Guide Price £425,000





## PROPERTY OVERVIEW

This well maintained three bedroom detached house is conveniently located for access to the village centre and local schools. Having an extended living room & benefitting from the addition of a guest WC the property offers further potential to extend above the garage or to the rear subject to the necessary planning constraints. In summary the property provides potential purchasers with:- extended living room leading to dining area, re-fitted kitchen, full width conservatory with warm roof & radiator, three bedrooms and a family shower room.

Outside there driveway providing off road parking, lawned fore garden, single garage with integral access from the dining area and to the rear there is nicely landscaped South facing garden with paved patio area.

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



- Three Bedroom Detached
- Extended Living Room & Dining Area
- Potential to Extend STPP
- Guest WC
- Large Conservatory with Heating & Warm Roof
- South Facing Rear Garden
- Garage & Driveway Parking



## 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

## EXTENDED LIVING ROOM

14' 11" x 14' 1" (4.55m x 4.30m)

## DINING AREA

11' 0" x 8' 10" (3.35m x 2.70m)

## KITCHEN

12' 4" x 8' 6" (3.75m x 2.60m)

## CONSERVATORY

18' 1" x 9' 10" (5.50m x 3.00m)

## GUEST WC

## FIRST FLOOR

### BEDROOM ONE

12' 5" x 11' 0" (3.78m x 3.35m)

### BEDROOM TWO

12' 0" x 9' 2" (3.65m x 2.80m)

### BEDROOM THREE

9' 0" x 7' 1" (2.75m x 2.15m)

### SHOWER ROOM

8' 6" x 6' 5" (2.60m x 1.95m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 118.7 sq.m. = 1278 sq.ft. approx.

**OUTSIDE THE PROPERTY****GARAGE**

18' 8" x 8' 6" (5.70m x 2.60m)

**LANDSCAPED SOUTH FACING GARDEN****ITEMS INCLUDED IN THE SALE**

Oven, hob, extractor, fridge and dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes in bed one and three, garden shed, greenhouse and CCTV.

**ADDITIONAL INFORMATION**

Services - Mains gas, electricity and water on a meter.

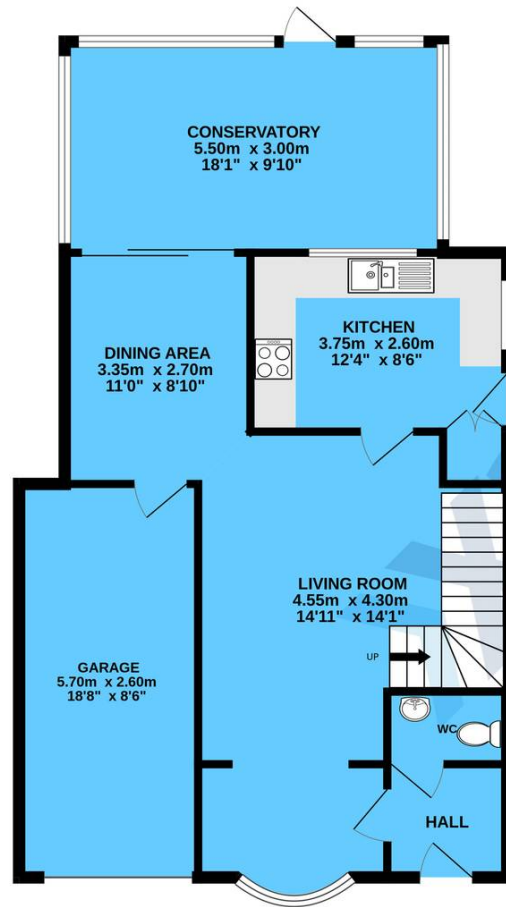
Loft - Partially boarded. Broadband - Talk Talk.

**MONEY LAUNDERING REGULATIONS**

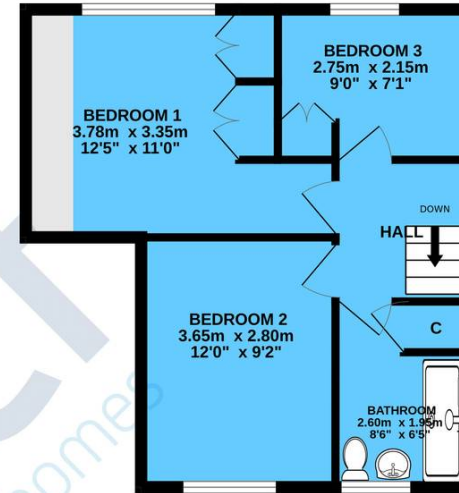
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 118.7 sq.m. (1278 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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