



Balsall Street, Balsall Common

Offers Over **£450,000**





PROPERTY OVERVIEW

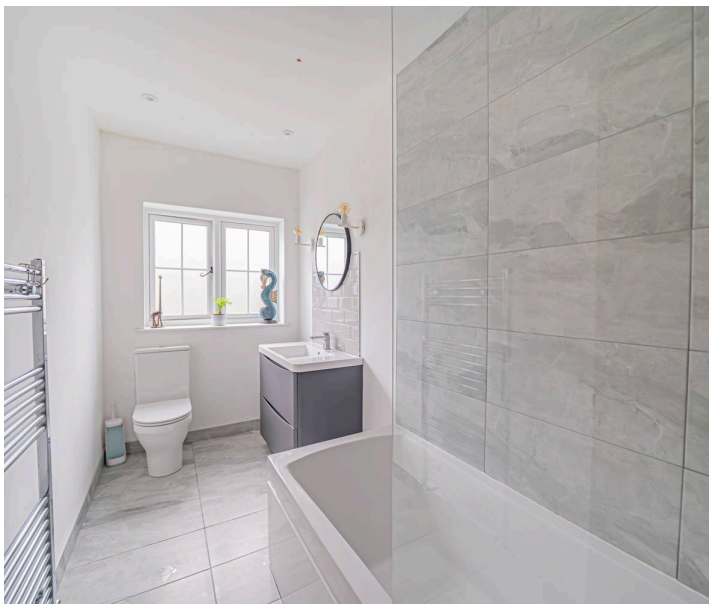
This recently extended semi-detached bungalow has had a full 'back to brick' renovation and now provides a ready-to-move-into home with no onward chain. In addition to having a newly fitted kitchen, bathroom, en-suite and casement windows, the property also benefits from a newly installed central heating system, being fully re-wired and having a new roof with new roof tiles.

The accommodation offers flexible living space with four reception rooms / bedrooms in addition to a stunning open plan kitchen / living area.

In summary, the property provides potential purchasers with:- entrance hallway, open plan kitchen / living area with feature island & bi-fold doors to the rear garden, three bedrooms (1 x en-suite), lounge / bedroom four and a newly fitted bathroom.

Outside, the property has driveway parking for several vehicles and a private South Westerly facing rear garden.

Viewing is 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

- Fully Renovated Bungalow
- No Onward Chain
- Open Plan Kitchen / Living Area
- Three Bedrooms (1 x en-suite)
- Lounge / Bedroom Four
- South Westerly Facing Rear Garden
- Off Road Parking





HALLWAY

OPEN PLAN LIVING / KITCHEN AREA

22' 2" x 18' 8" (6.75m x 5.70m)

BEDROOM ONE

14' 3" x 9' 10" (4.35m x 3.00m)

BEDROOM TWO

15' 11" x 8' 0" (4.85m x 2.45m)

BEDROOM THREE

11' 0" x 9' 10" (3.35m x 3.00m)

BEDROOM FOUR

11' 0" x 8' 2" (3.35m x 2.50m)

ENSUITE

11' 0" x 2' 4" (3.35m x 0.70m)

BATHROOM

11' 0" x 5' 3" (3.35m x 1.60m)

OUTSIDE THE PROPERTY

PRIVATE REAR GARDEN



ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, fridge freezer, dishwasher and washing machine, all carpets and light fittings.

ADDITIONAL INFORMATION

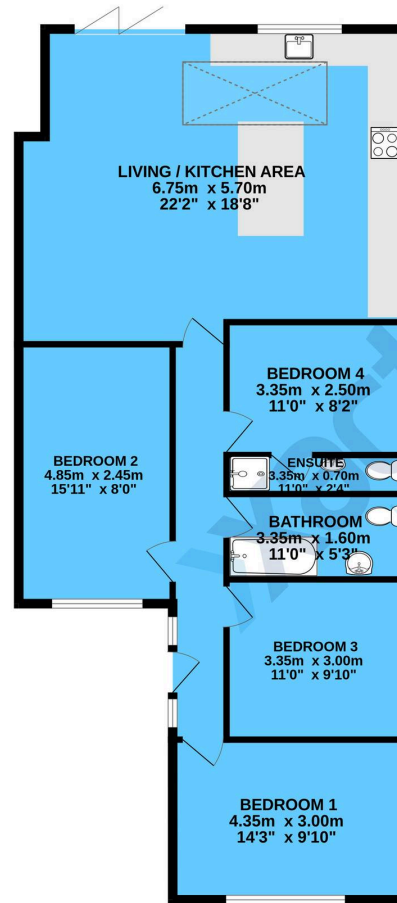
Services - Mains gas, electricity and water on a meter.
Loft - Partially boarded with ladder and lighting.

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



TOTAL FLOOR AREA: 101.1 sq.m. (1088 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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