



Balsall Street, Balsall Common

Offers Over £550,000





## PROPERTY OVERVIEW

This deceptively spacious property offers flexible living accommodation having four / five bedrooms and approximately 1500sq ft of living accommodation. Having been extensively refurbished by the present owners the property benefits from a newly fitted breakfast kitchen, exterior rendering, fascias & guttering, some replacement windows, front and back doors, redecoration, new utility / en-suite and enlarged driveway. Benefiting from a pleasant edge of village location opposite open countryside the property offers potential purchasers:- entrance hallway, breakfast kitchen, full width lounge, three ground floor bedrooms (1 x en-suite/utility), family bathroom and to the first floor two double bedrooms, shower room and large landing / study area.



Outside there is driveway parking for several vehicles, a South Westerly facing rear garden with covered patio area, lawn surrounded by established borders with mature trees & shrubs.

Viewing is by appointment only with Xact Homes 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 center 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: D

Tenure: Freehold

- Five Bedroom Dormer Family Bungalow
- Approximately 1500 sq ft
- Kardean Flooring Throughout
- Breakfast Kitchen
- Three Ground Floor Bedrooms
- En-Suite / Utility, Bathroom & Shower Room
- South West Facing Rear Garden
- Driveway Parking For Multiple Vehicles





**ENTRANCE HALLWAY**

**BREAKFAST KITCHEN**

19' 3" x 10' 7" (5.87m x 3.23m)

**LOUNGE**

20' 7" x 12' 0" (6.27m x 3.65m)

**BEDROOM ONE**

14' 0" x 10' 2" (4.26m x 3.10m)

**BEDROOM TWO**

10' 9" x 9' 11" (3.27m x 3.03m)

**BATHROOM**

11' 0" x 6' 1" (3.35m x 1.85m)

**BEDROOM THREE/GARDEN ROOM**

15' 11" x 8' 7" (4.85m x 2.61m)

**UTILITY/ENSUITE**

7' 10" x 6' 11" (2.40m x 2.12m)

**FIRST FLOOR**

**LOFT ROOM / BEDROOM FOUR**

17' 2" x 9' 10" (5.23m x 3.00m)

**LOFT ROOM / BEDROOM FIVE**

14' 1" x 9' 10" (4.30m x 3.00m)

**SHOWER ROOM**

**LANDING/STUDY AREA**

**TOTAL SQUARE FOOTAGE**

143.0 sq.m (1539 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**GARDEN WITH COVERED PATIO AREA**



#### **ITEMS INCLUDED IN SALE**

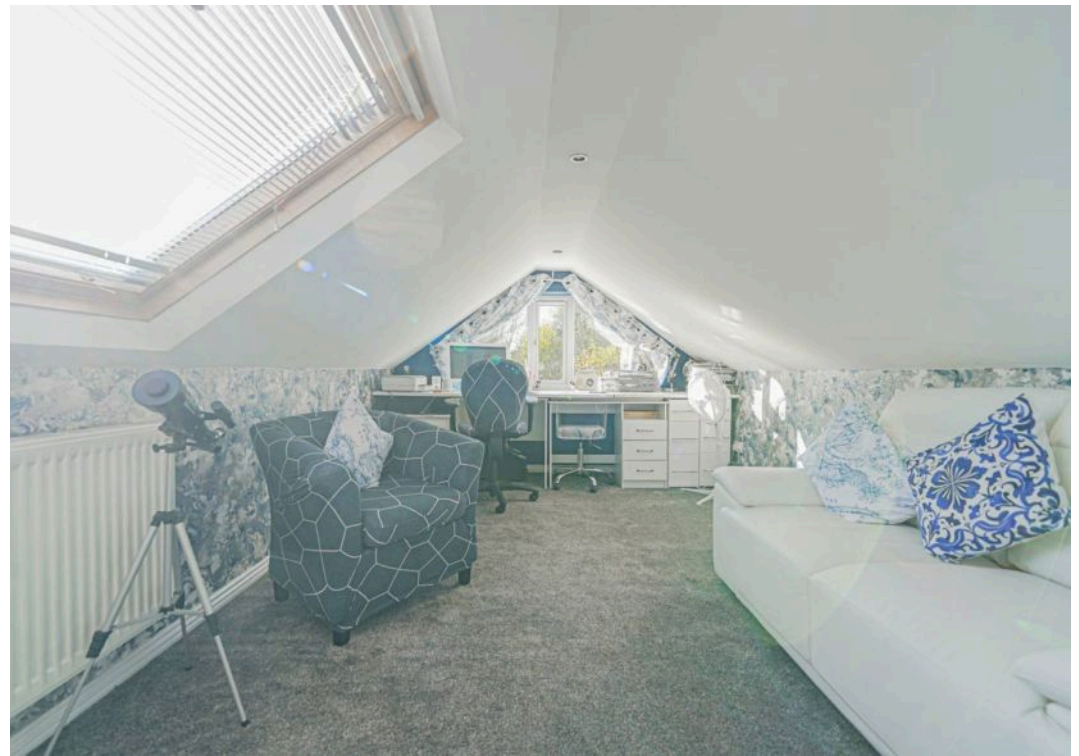
Integrated oven, integrated hob, extractor, fridge, freezer, underfloor heating (bathroom), two garden sheds, all carpets and blinds, some curtains and light fittings, Samsung TV, electric fire and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

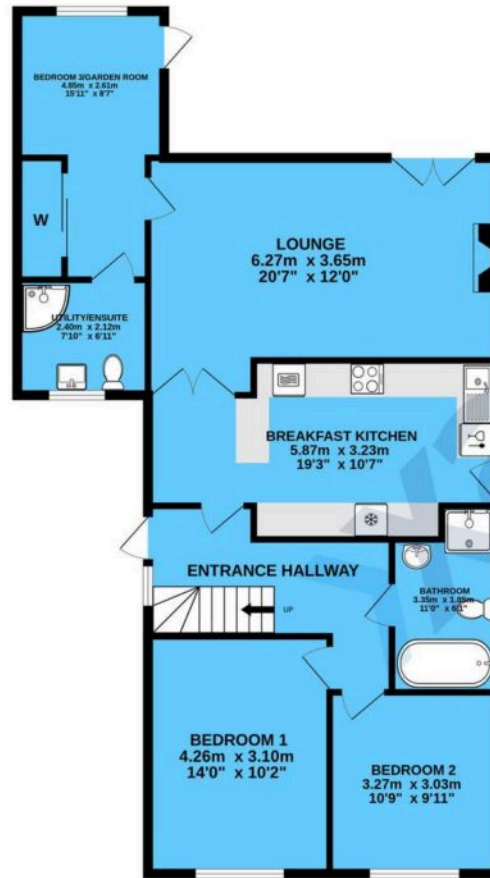
Services - mains gas, electricity and mains sewers.  
Broadband - FTTC (fibre to the cabinet)

#### **INFORMATION FOR POTENTIAL BUYERS**

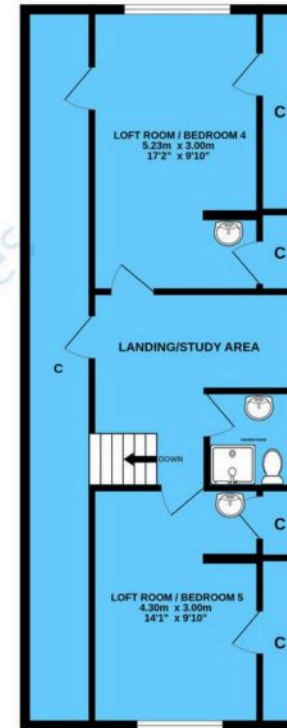
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.  
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: 143.0 sq.m. (1539 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 Metropix C0204

# Xact Homes

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

