



Bradley Croft, Balsall Common

Offers Over £550,000



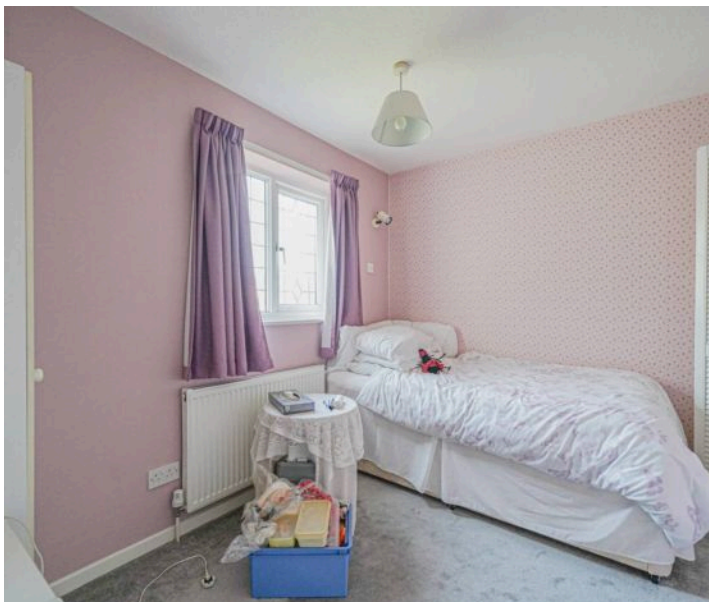


PROPERTY OVERVIEW

This spacious four-bedroom detached house is being sold with no onward chain and is located in a quiet cul-de-sac, ideally situated for access to the local schools and village centre. Being well maintained throughout with further potential to update and with the potential to extend (STPP), the property provides potential buyers with:- generous entrance hallway, breakfast kitchen, living room, dining room, family room / home office, utility room, guest WC, four good size bedrooms (1 x en-suite) and family bathroom.

Outside, the property has a single garage, driveway parking in addition to a lawned front garden and a wide private rear garden with patio and storage shed.

Viewing is by appointment only 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: F

Tenure: Freehold

- Four Bedroom Detached House
- Well Maintained with Potential to Improve
- Breakfast Kitchen and Dining Room
- Living Room & Family Room / Home Office
- En-Suite Principal Bedroom
- Garage & Driveway Parking
- Front And Rear Gardens
- Potential to Extend STPP



ENTRANCE HALL

WC

BREAKFAST KITCHEN

13' 7" x 13' 1" (4.15m x 4.00m)

UTILITY ROOM

7' 10" x 5' 9" (2.40m x 1.75m)

DINING ROOM

13' 7" x 9' 4" (4.15m x 2.85m)

LIVING ROOM

15' 5" x 14' 5" (4.70m x 4.40m)

FAMILY ROOM / HOME OFFICE

16' 5" x 8' 6" (5.00m x 2.60m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 5" x 10' 4" (4.40m x 3.15m)

ENSUITE

7' 10" x 3' 9" (2.40m x 1.15m)

BEDROOM TWO

13' 1" x 9' 4" (4.00m x 2.85m)

BEDROOM THREE

9' 6" x 9' 4" (2.90m x 2.85m)

BEDROOM FOUR

10' 2" x 7' 7" (3.10m x 2.30m)

BATHROOM

6' 7" x 5' 7" (2.00m x 1.70m)

TOTAL SQUARE FOOTAGE

137.8 sq.m (1483 sq.ft) approx.



OUTSIDE THE PROPERTY

GARAGE

15' 9" x 7' 7" (4.80m x 2.30m)

DRIVEWAY PARKING

FRONT AND REAR GARDENS

ITEMS INCLUDED IN THE SALE

Dishwasher, washing machine, tumble dryer, all carpets, all curtains, all light fittings and garden shed.

ADDITIONAL INFORMATION

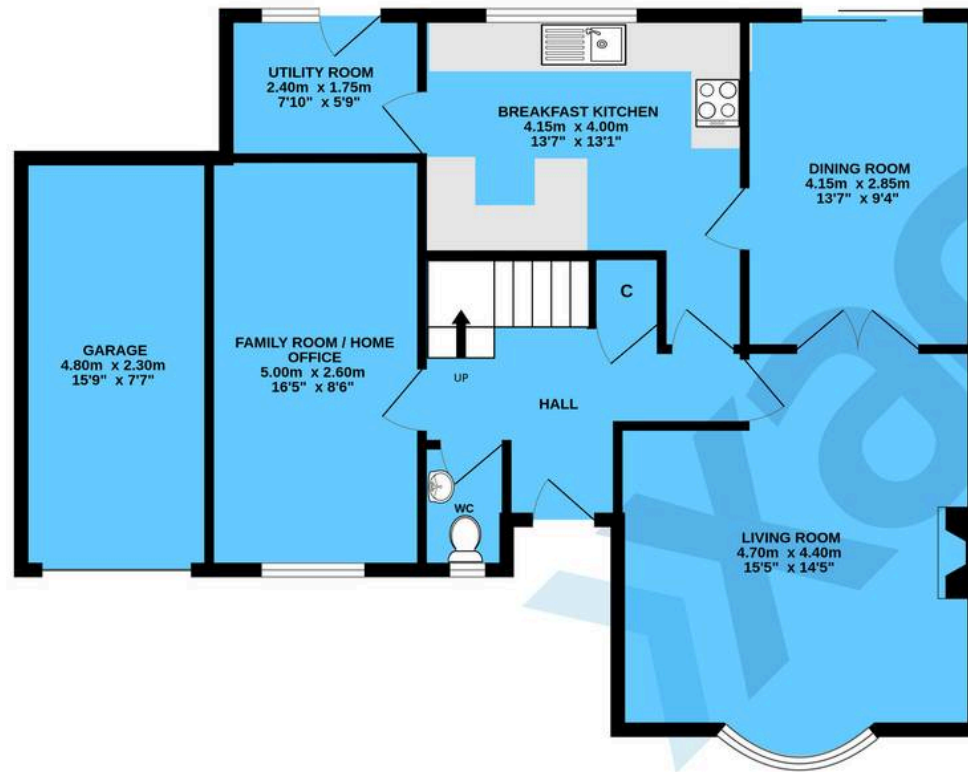
Services - direct mains water, sewers and electricity. Central heating - gas. Broadband - FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

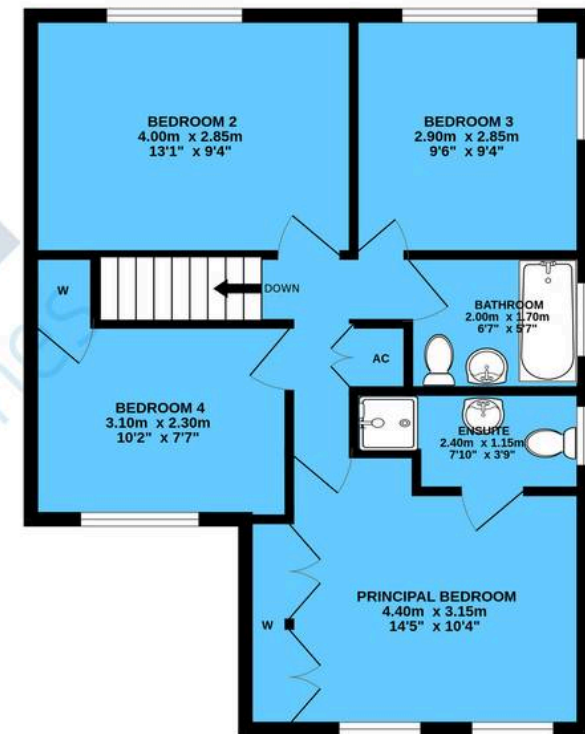
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 137.8 sq.m. (1483 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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