



Balsall Street, Balsall Common

Offers Over £550,000





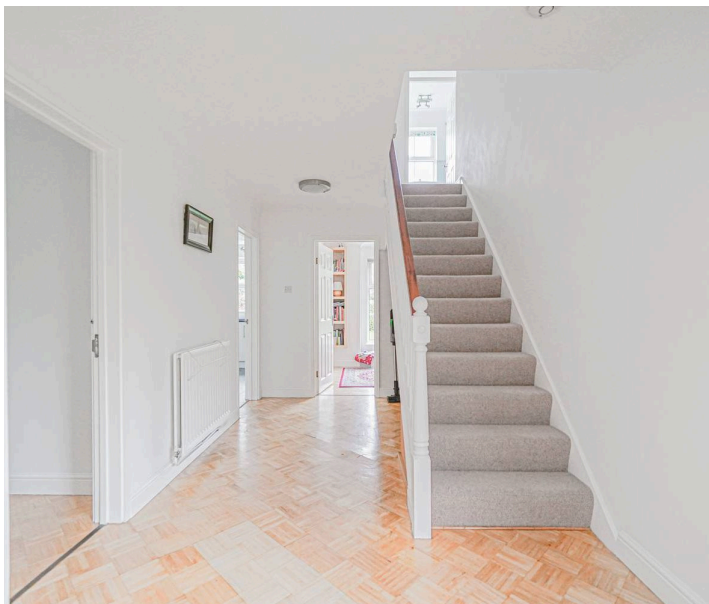


## PROPERTY OVERVIEW

This well proportioned four bedroom detached family home is located in a semi-rural edge of village location overlooking open fields to the front and is available to purchase with no onward chain. Being ideally located for access to local schools and with the potential to extend (STPP) or remodel, the property provides potential purchasers with:- wide entrance hallway, through living room, dining room, breakfast kitchen, guest WC, four well proportioned bedrooms (1 x en-suite) and a family bathroom.

Outside, the property has a wide rear garden, driveway parking for multiple vehicles and a double garage.

Viewing is by appointment with Xact on 01676 534 411.







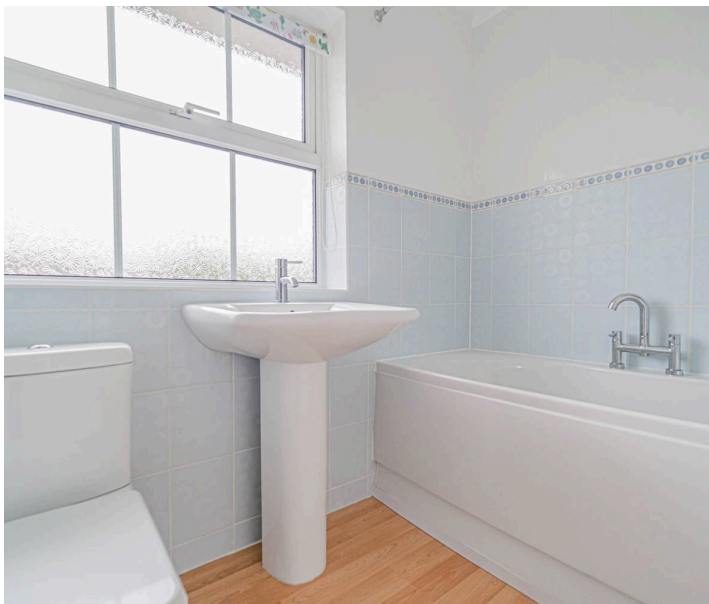
## PROPERTY LOCATION

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: F

Tenure: Freehold

- Four Bedroom Detached
- No Onward Chain
- Approximately 1500 sq ft
- Views Over Open Countryside
- Potential to Extend (STPP) & Remodel
- En-Suite Principal Bedroom
- Good Size Rear Garden
- Double Garage & Driveway Parking





#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

21' 11" x 12' 6" (6.68m x 3.80m)

#### **BREAKFAST KITCHEN**

17' 1" x 8' 10" (5.20m x 2.70m)

#### **DINING ROOM**

9' 4" x 8' 8" (2.85m x 2.65m)

#### **WC**

7' 1" x 4' 5" (2.15m x 1.35m)

#### **INTEGRAL DOUBLE GARAGE**

18' 8" x 15' 9" (5.70m x 4.80m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

13' 0" x 12' 4" (3.95m x 3.75m)

#### **ENSUITE**

7' 5" x 4' 11" (2.25m x 1.50m)

#### **BEDROOM TWO**

13' 0" x 12' 8" (3.95m x 3.85m)

#### **BEDROOM THREE**

9' 2" x 8' 11" (2.80m x 2.73m)

#### **BEDROOM FOUR**

9' 2" x 8' 10" (2.80m x 2.70m)

#### **BATHROOM**

7' 5" x 5' 7" (2.25m x 1.70m)

#### **TOTAL SQUARE FOOTAGE**

137.0 sq.m (1475 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **DRIVEWAY PARKING FOR TWO VEHICLES**

#### **GARDEN**





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

Integrated oven, integrated hob, microwave, fridge, dishwasher, all carpets, all curtains, all blinds, all light fittings, garden shed, electric garage door, and fitted wardrobes in all four bedrooms.

#### **ADDITIONAL INFORMATION**

Services - direct mains water, sewers and electricity.  
Broadband - Openreach (Virgin Media available).

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

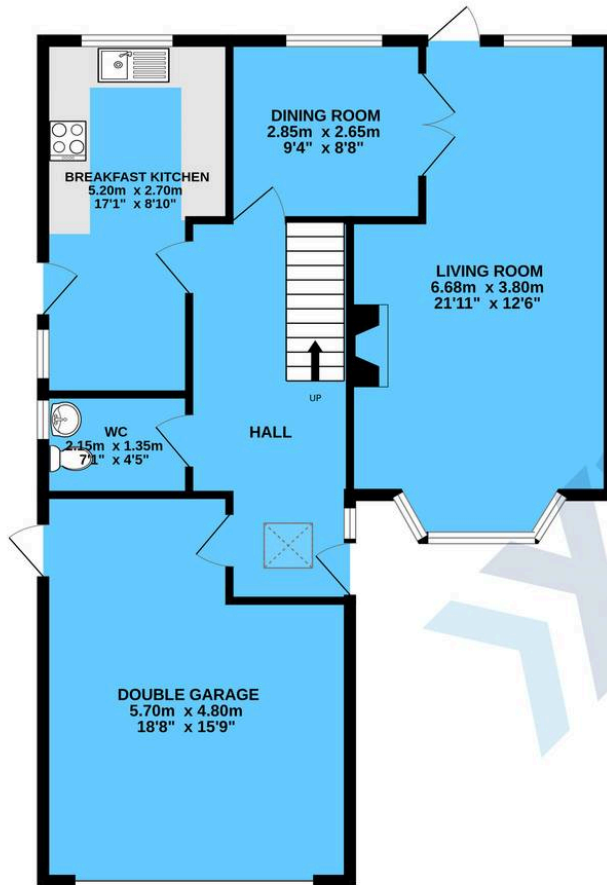
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



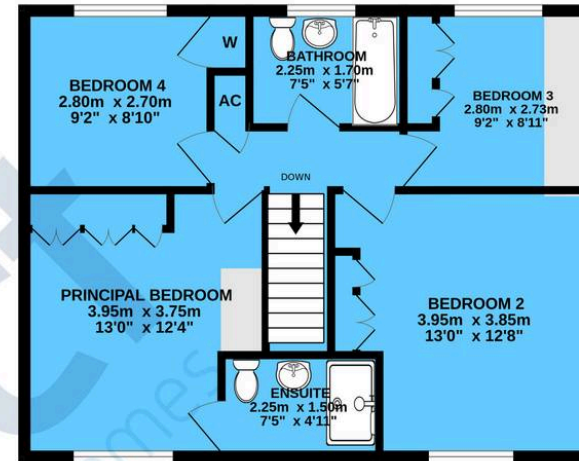




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 137.0 sq.m. (1475 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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