



## Grovesfield Crescent, Balsall Common

Guide Price £695,000





## PROPERTY OVERVIEW

This well proportioned detached house offers flexible living accommodation over three floors and is ideally located for access to the village centre & Berkswell train station. Being well presented throughout, with the breakfast kitchen & bathrooms having been updated, and with the further benefit of a walled West facing rear garden, the property provides potential purchasers with:- canopy porch, entrance hallway, dual aspect lounge, breakfast kitchen, utility room, dining room, guest WC, four first floor bedrooms (principal bedroom en-suite), family bathroom and to the second floor two further bedrooms with a shower room.

Outside, the property has privacy hedging to the front, a walled West facing rear garden, detached double garage and driveway parking for several vehicles.

Early viewing is highly recommended to fully appreciate the size and quality of this family home.





#### 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: G

Tenure: Freehold

- Six Bedroom Detached House
- Well Presented Throughout
- Approximately 2200 sq ft
- Lounge, Dining Room & Conservatory
- Six Bedrooms / Three Bathrooms
- Walled West Facing Rear Garden
- Detached Double Garage





## **ENTRANCE HALLWAY**

### **WC**

### **BREAKFAST KITCHEN**

12' 10" x 12' 6" (3.90m x 3.80m)

### **UTILITY ROOM**

8' 10" x 5' 3" (2.70m x 1.60m)

### **DINING ROOM**

14' 3" x 11' 4" (4.35m x 3.45m)

### **LOUNGE**

20' 4" x 11' 4" (6.20m x 3.45m)

### **CONSERVATORY**

11' 4" x 10' 9" (3.45m x 3.28m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

14' 5" x 11' 4" (4.40m x 3.45m)

### **ENSUITE**

7' 10" x 5' 3" (2.40m x 1.60m)

### **BEDROOM TWO**

11' 4" x 9' 10" (3.45m x 3.00m)

### **BEDROOM THREE**

10' 6" x 9' 10" (3.20m x 3.00m)

### **BEDROOM FOUR**

11' 6" x 8' 4" (3.50m x 2.55m)

### **BATHROOM**

12' 2" x 5' 7" (3.70m x 1.70m)

## **SECOND FLOOR**

### **BEDROOM FIVE**

11' 4" x 9' 5" (3.45m x 2.87m)

### **BEDROOM SIX**

9' 10" x 9' 5" (3.00m x 2.87m)



**SHOWER ROOM**

5' 3" x 4' 11" (1.60m x 1.50m)

**OUTSIDE THE PROPERTY**

**DOUBLE GARAGE**

18' 1" x 18' 1" (5.50m x 5.50m)

**TOTAL SQUARE FOOTAGE**

205.2 sq.m (2209 sq.ft) approx.

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**GARDEN**



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

Integrated oven, integrated hob, kitchen extractor, microwave, fridge, dishwasher, all carpets, all light fittings and fitted wardrobes in two bedrooms.

#### **ADDITIONAL INFORMATION**

Services - mains water (with water meter) & sewerage, mains gas & electricity. Gas Central heating. 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.



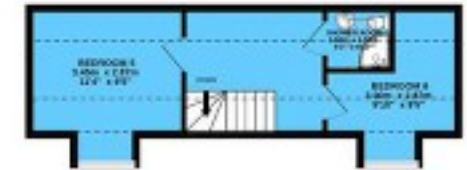
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 205.2 sq.m. (2209 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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