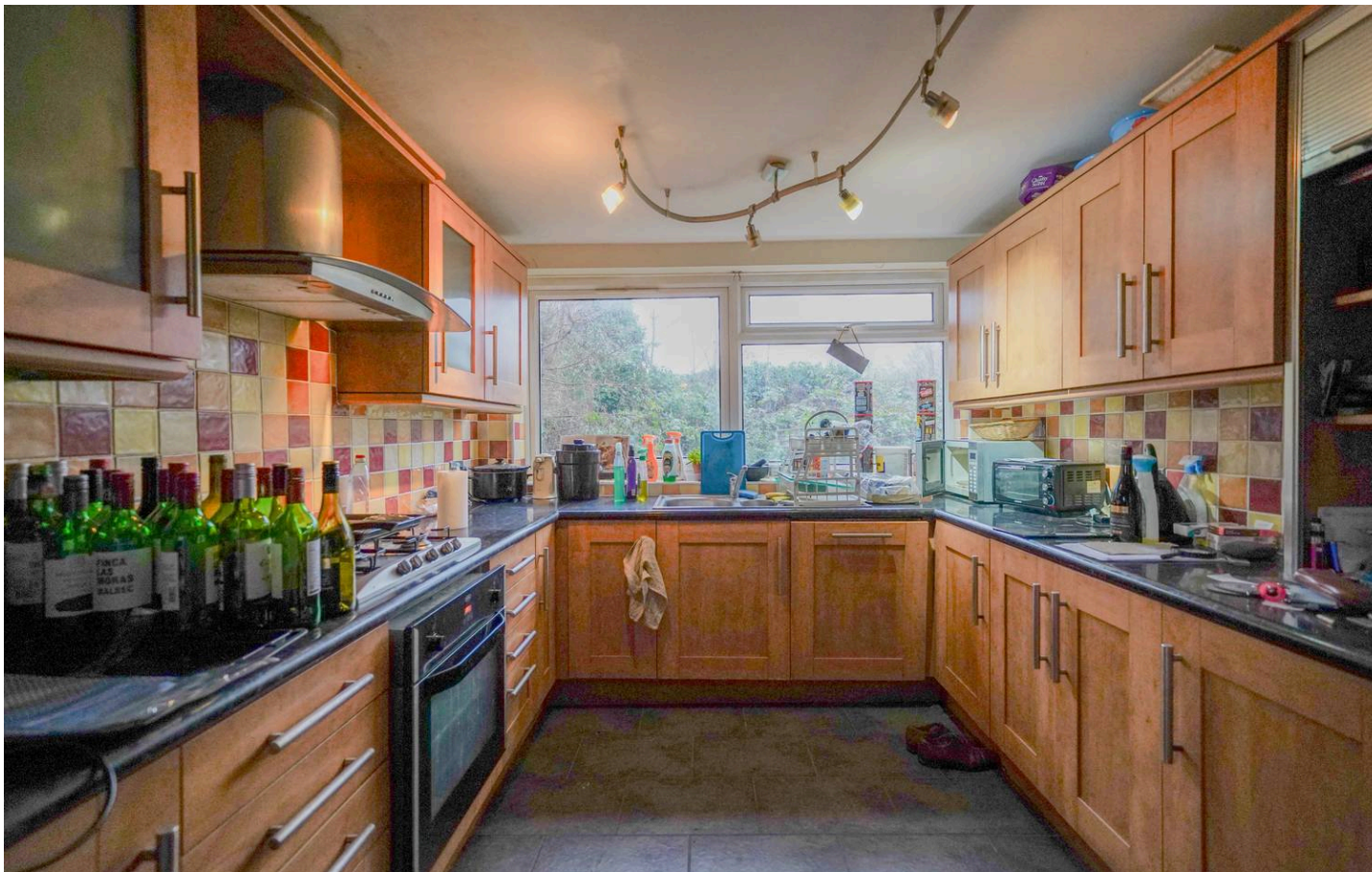




Balsall Street, Balsall Common

£450,000



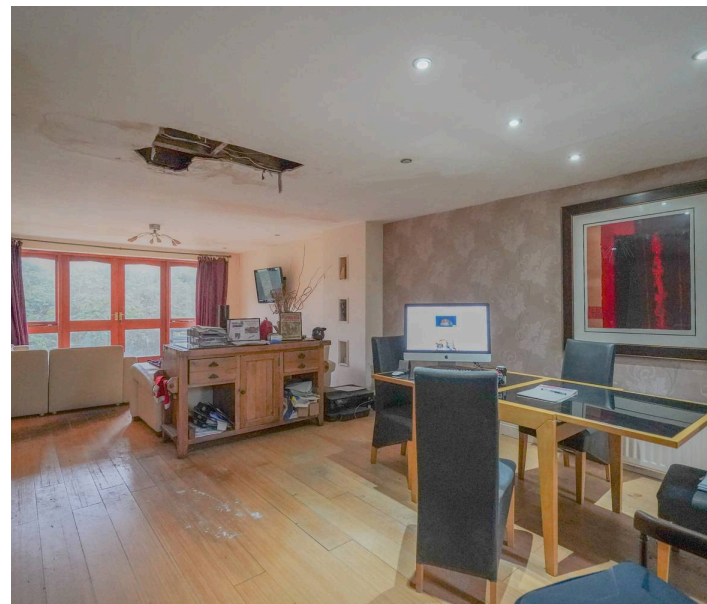


PROPERTY OVERVIEW

This four bedroom detached property is located in a slip road off Balsall Street in a desirable edge of village location being ideally positioned for access to the village schools / open countryside and is available to purchase with no onward chain. Requiring complete modernisation the property provides over 1000sq ft of living accommodation and the opportunity to create a well proportioned family home to the buyers own tastes & requirements. In summary the property offers potential purchasers:- cloakroom, WC, dual aspect living/dining room, breakfast kitchen, guest WC, four bedrooms (en-suite services to the principal bedroom) and a family bathroom.

Outside the property has good size rear garden and to the front of the property there is driveway parking providing access to a single 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
- In Need of Modernisation & Renovation
- No Onward Chain
- Dual Aspect Living/Dining Room
- Breakfast Kitchen
- Freehold
- Gas Central Heating (Boiler 18 Months Old)
- Garage & Driveway Parking

LIVING/DINING ROOM

34' 11" x 14' 3" (10.64m x 4.34m)

WC

CLOAKROOM

9' 10" x 5' 5" (3.00m x 1.65m)

BREAKFAST KITCHEN

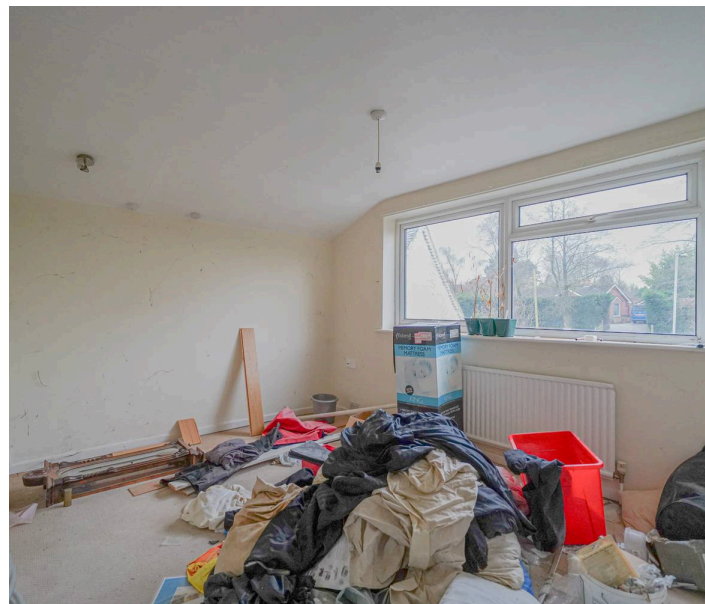
12' 8" x 9' 4" (3.86m x 2.84m)

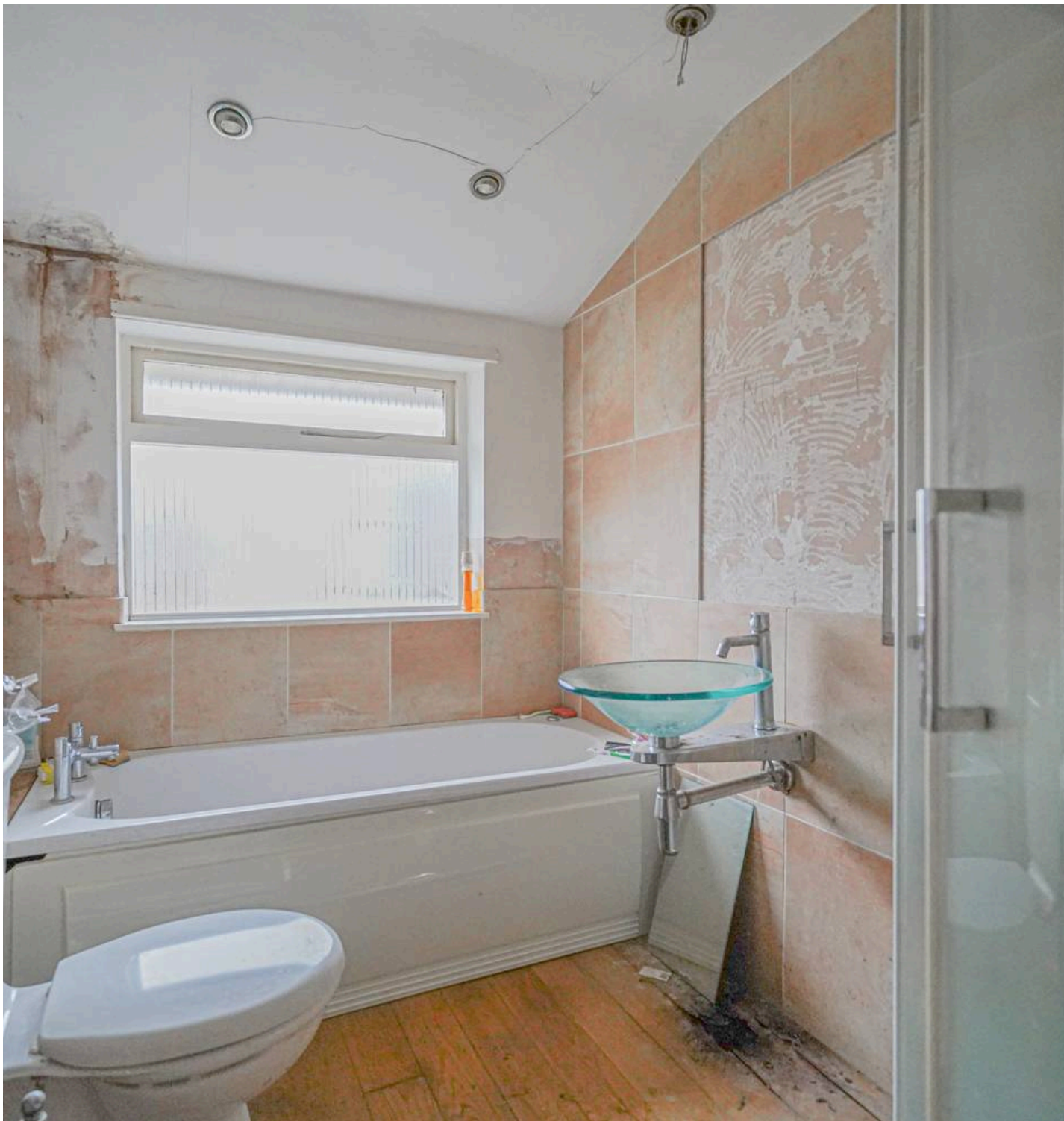
FIRST FLOOR

PRINCIPAL BEDROOM

14' 3" x 12' 10" (4.34m x 3.91m)

ENSUITE



**BEDROOM TWO**

14' 7" x 10' 0" (4.45m x 3.05m)

BEDROOM THREE

12' 10" x 9' 6" (3.91m x 2.90m)

BEDROOM FOUR

9' 4" x 9' 2" (2.84m x 2.79m)

BATHROOM

10' 6" x 5' 11" (3.20m x 1.80m)

OUTSIDE THE PROPERTY**GARAGE**

16' 7" x 13' 3" (5.05m x 4.04m)

TOTAL SQUARE FOOTAGE

138.7 sq.m (1493 sq.ft) approx.

DRIVEWAY PARKING FOR TWO VEHICLES**REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor and dishwasher.

ADDITIONAL INFORMATION

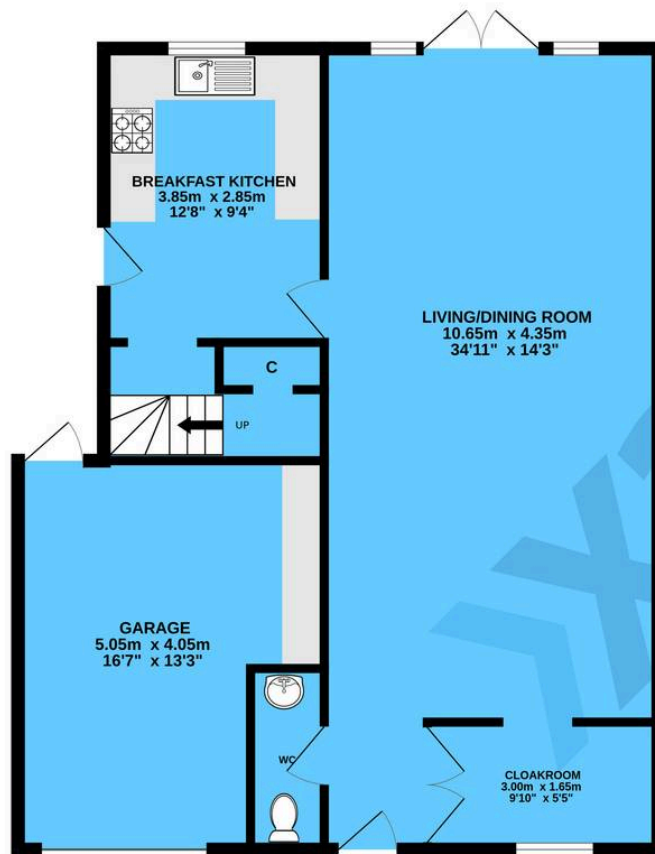
Services - water on a meter, mains gas, electricity and sewers. Broadband - ADSL copper wire.



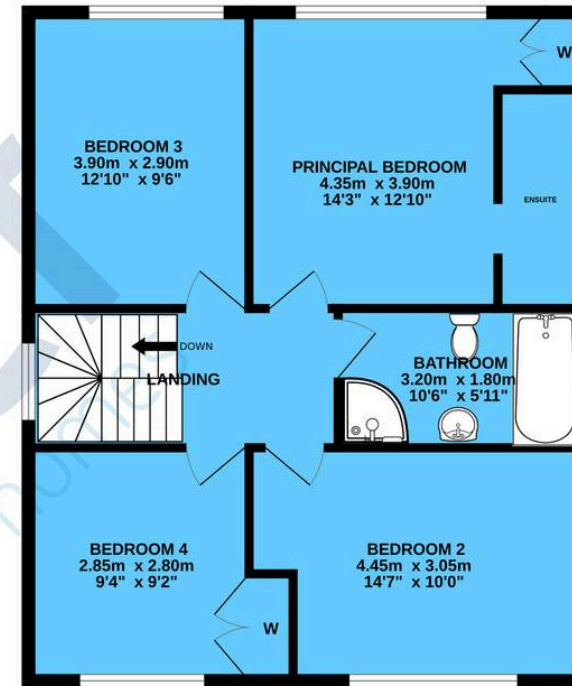
INFORMATION FOR POTENTIAL BUYERS

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 : 138.7 sq.m. (1493 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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