



Kemps Green Road, Balsall Common

Guide Price £550,000





#### PROPERTY OVERVIEW

This four-bedroom detached house is being sold with no onward chain and benefits from a wide corner plot providing significant scope to extend (STPP). Being ideally located for access to the local schools and village centre with the potential for refurbishment, remodel & modernise, the accommodation provides potential buyers with:- entrance hallway, breakfast kitchen, living room, dining room, large utility room, guest WC, four bedrooms (1 x en-suite) and family bathroom.

Outside, the property has a double garage which can be accessed from the utility room, driveway parking in addition to a lawned front garden and private walled south facing rear garden with paved patio area.

Viewing is by prior appointment with Xact on 01676 534 411.





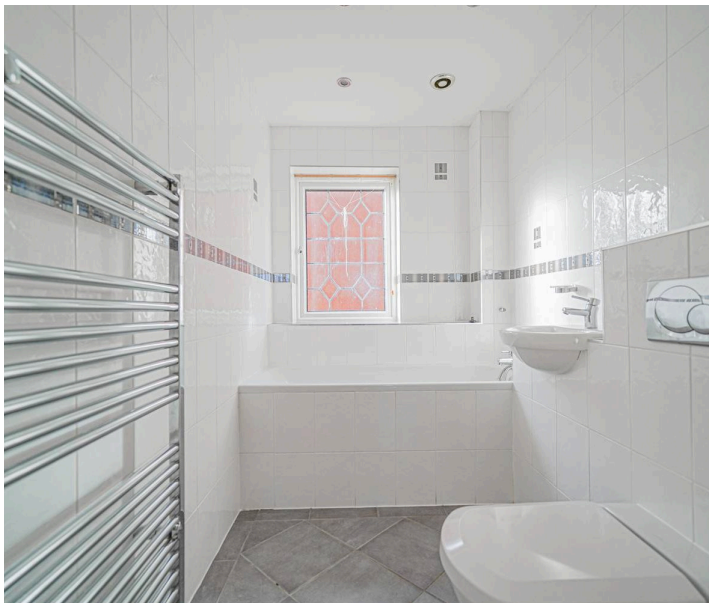
## PROPERTY LOCATION

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: E

Tenure: Freehold

- Four Bedroom Detached House
- No Onward Chain
- Potential to Refurbish & Extend (STPP)
- Living Room & Separate Dining Room
- En-Suite Principal Bedroom
- South Facing Walled Rear Garden
- Double Garage & Driveway Parking
- Ideally Located for Village Centre & Schools





**ENTRANCE HALLWAY**

**WC**

**LIVING ROOM**

16' 5" x 12' 2" (5.00m x 3.70m)

**BREAKFAST KITCHEN**

15' 1" x 9' 6" (4.60m x 2.90m)

**DINING ROOM**

11' 6" x 10' 2" (3.50m x 3.10m)

**UTILITY ROOM**

9' 10" x 8' 8" (3.00m x 2.65m)

**INTEGRAL GARAGE**

19' 0" x 9' 0" (5.80m x 2.75m)

**INTEGRAL GARAGE**

32' 4" x 10' 6" (9.85m x 3.20m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

13' 1" x 10' 6" (4.00m x 3.20m)

**ENSUITE**

**BEDROOM TWO**

13' 1" x 8' 6" (4.00m x 2.60m)

**BEDROOM THREE**

10' 6" x 7' 1" (3.20m x 2.15m)

**BEDROOM FOUR**

10' 0" x 7' 1" (3.05m x 2.15m)

**BATHROOM**

**TOTAL SQUARE FOOTAGE**

175.8 sq.m (1892 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**SOUTH FACING WALLED GARDEN**



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

Free-standing cooker, dishwasher, some carpets, some curtains, some blinds, all light fittings, fitted wardrobes in three bedrooms and two electric garage doors.

#### **ADDITIONAL INFORMATION**

Services - direct mains water, sewers and electricity.

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

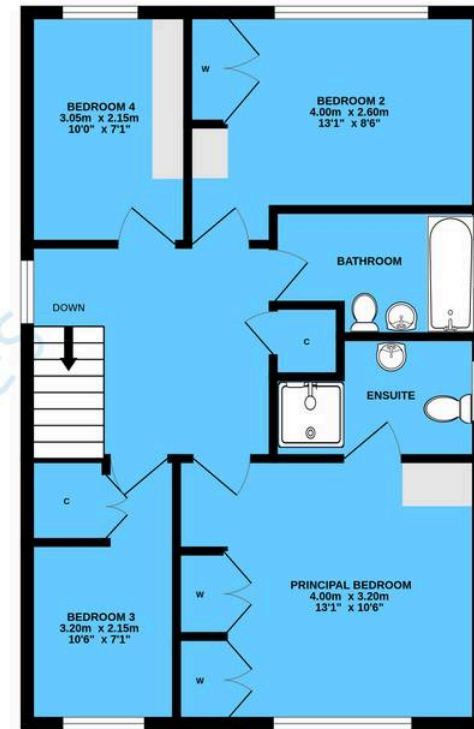
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 175.8 sq.m. (1892 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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