



Station Road, Balsall Common

Offers in Region of £639,950





PROPERTY OVERVIEW

This well proportioned family home is available to purchase with no onward chain and offers significant scope for remodelling and extension (STPP). Situated in the centre of the village, midway between the shops and Berkswell train station, set well back from the road behind a long foregarden, the property currently provides over 2000 sq ft of living accommodation in addition to a double length garage. In summary, the property provides potential purchasers with: entrance hallway, dual aspect sitting room, living / dining room, sun room, kitchen with pantry, guest WC and to the first floor, five bedrooms, a family bathroom and separate shower room.

Outside, the property has a good size rear garden, a wide foregarden and ample parking for multiple vehicles, including access to the double length garage.

Viewing is by appointment with Xact Homes 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: G

Tenure: Freehold

- Five Bedroom Detached
- Potential to Modernise & Extend (STPP)
- No Onward Chain
- Three Reception Rooms
- Close to Village Centre & Train Station
- Double Length Garage
- Driveway Parking for Multiple Vehicles
- Large Rear Garden





ENTRANCE HALLWAY

WC

LIVING / DINING ROOM

23' 9" x 18' 10" (7.25m x 5.75m)

SUN ROOM

14' 9" x 10' 4" (4.50m x 3.15m)

SITTING ROOM

14' 3" x 10' 0" (4.35m x 3.05m)

KITCHEN

10' 8" x 10' 6" (3.25m x 3.20m)

PANTRY

INTEGRAL GARAGE

35' 5" x 11' 0" (10.80m x 3.35m)

STORE

FIRST FLOOR

PRINCIPAL BEDROOM

19' 8" x 10' 10" (6.00m x 3.30m)

BEDROOM TWO

14' 3" x 11' 10" (4.35m x 3.60m)

BEDROOM THREE

12' 0" x 9' 10" (3.65m x 3.00m)

BEDROOM FOUR

11' 0" x 7' 9" (3.35m x 2.35m)

BEDROOM FIVE

10' 10" x 7' 9" (3.30m x 2.35m)

BATHROOM

9' 10" x 6' 5" (3.00m x 1.95m)

SHOWER ROOM

6' 5" x 4' 11" (1.95m x 1.50m)

TOTAL SQUARE FOOTAGE

223.5 sq.m (2406 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN

ITEMS INCLUDED IN THE SALE

Free-standing cooker, kitchen extractor, freezer, dishwasher, washing machine, tumble dryer, all other white goods, all carpets, all curtains (apart from those in the sitting room and hallway), all blinds, all light fittings, fitted wardrobes in three bedrooms, solar panels, garden shed, greenhouse and electric garage door.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers, electricity and solar PV panels. Broadband - Cable.

INFORMATION FOR POTENTIAL BUYERS

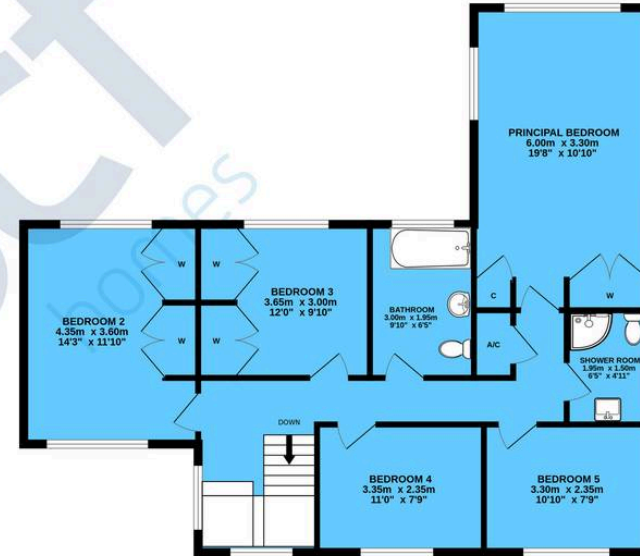
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 223.5 sq.m. (2406 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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