



Kelsey Lane, Balsall Common

Guide Price **£450,000**



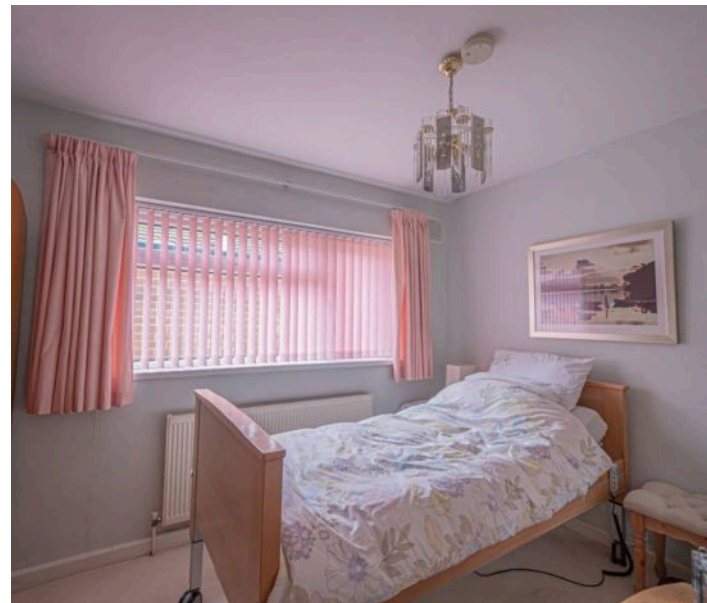


PROPERTY OVERVIEW

This spacious semi detached bungalow provides flexible living accommodation in a quiet service road off Kelsey Lane and is available to purchase with the benefit of no upward chain. Having been internally remodelled, the accommodation is well maintained with further scope for refurbishment, and in summary, provides potential purchasers with:- large enclosed porch, entrance hallway with parquet flooring, generous living room overlooking the rear garden, two bedrooms, bedroom three / dining room / study, breakfast kitchen and a large conservatory.

Outside, there is private rear garden with patio area, and to the front there is driveway parking and a single garage. Additionally, a bus stop right outside provides convenient access to Solihull and Coventry.

Viewing is by appointment only 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: D

Tenure: Freehold

- Two / Three Bedroom Bungalow
- No Onward Chain
- Internally Re-Modelled
- Large Living Room
- Conservatory
- Dining Room / Study / Bedroom Three
- Garage & Driveway Parking
- Private Rear Garden





ENTRANCE PORCH

ENTRANCE HALLWAY

BREAKFAST KITCHEN

12' 0" x 10' 0" (3.65m x 3.05m)

DINING ROOM

11' 10" x 6' 11" (3.60m x 2.10m)

LIVING ROOM

16' 11" x 16' 5" (5.15m x 5.00m)

CONSERVATORY

16' 11" x 11' 8" (5.15m x 3.55m)

PRINCIPAL BEDROOM

12' 2" x 12' 2" (3.70m x 3.70m)

BEDROOM TWO

11' 8" x 8' 6" (3.55m x 2.60m)

SHOWER ROOM

7' 7" x 5' 11" (2.30m x 1.80m)

OUTSIDE THE PROPERTY

GARAGE

15' 3" x 8' 2" (4.65m x 2.50m)

TOTAL SQUARE FOOTAGE

113.8 sq.m (1225 sq.ft) approx.

DRIVEWAY PARKING

GARDEN



ITEMS INCLUDED IN THE SALE

Bosch integrated oven, integrated hob, extractor, Bosch dishwasher, AEG washing machine, tumble dryer, all carpets, all curtains, all blinds, some light fittings, fitted wardrobes in one bedroom and underfloor heating in shower room.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Loft - partially boarded.

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.

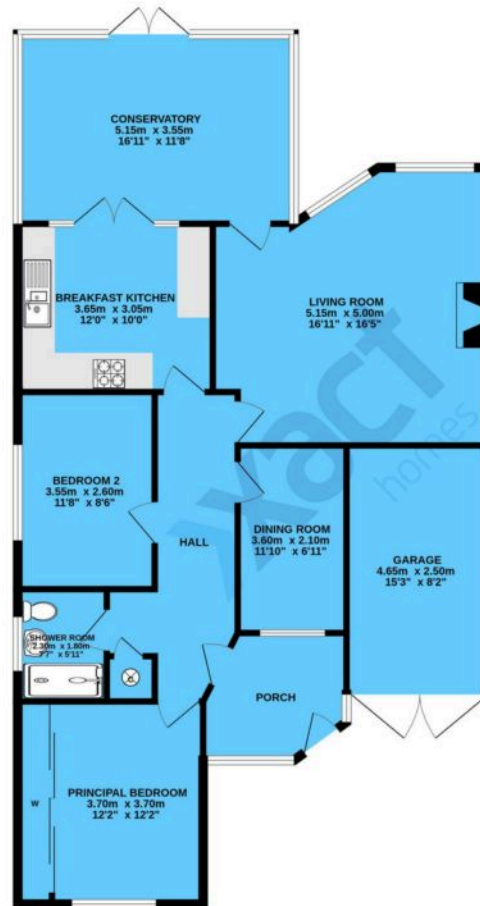
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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



TOTAL FLOOR AREA: 113.8 sq.m. (1225 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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