



Shortfield Close, Balsall Common

Offers in Region of £675,000





PROPERTY OVERVIEW

This spacious four bedroom detached house has been maintained to the highest standard by the current owners and provides a ready-to-move-into family home of approximately 1700 sq ft (excluding garage). Being located in a quiet cul-de-sac within walking distance of the village centre and adjacent to open fields by Willow Park, the accommodation has been significantly refurbished since it was originally built, and now benefits from a re-fitted kitchen with granite work surfaces, re-fitted bathroom & en-suites, replacement glass balustrade, removal of all artex ceilings, new gas fire in the living room and updated central heating boiler. In summary, the property provides potential purchasers with; canopy porch, entrance hallway, living room, dining room, breakfast kitchen, utility room, guest WC, four bedrooms (2 x en-suite) all with fitted wardrobes, and a family bathroom.

Outside, the property has a large double garage, driveway parking for four vehicles, 2 x storage sheds and a private rear garden.

Viewing is highly recommended and is by prior 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: G

Tenure: Freehold

- Larger Style Four Bedroom Detached House
- Approximately 1700 sq ft
- Well Presented Throughout
- Two En-Suite Bedrooms
- Living Room, Dining Room & Breakfast Kitchen
- Fitted Wardrobes In All Bedrooms
- Close to Park & Village Centre
- Garden + Two Storage Sheds
- Double Garage & Driveway Parking





ENTRANCE HALLWAY

WC

LIVING ROOM

15' 3" x 11' 10" (4.65m x 3.60m)

DINING ROOM

11' 10" x 10' 2" (3.60m x 3.10m)

BREAKFAST KITCHEN

22' 6" x 11' 6" (6.85m x 3.50m)

UTILITY

11' 6" x 5' 3" (3.50m x 1.60m)

INTEGRAL DOUBLE GARAGE

17' 9" x 16' 5" (5.40m x 5.00m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 11" x 15' 1" (4.85m x 4.60m)

ENSUITE

9' 4" x 5' 7" (2.85m x 1.70m)

BEDROOM TWO

14' 5" x 11' 10" (4.40m x 3.60m)

ENSUITE

8' 2" x 5' 3" (2.50m x 1.60m)

BEDROOM THREE

13' 5" x 11' 6" (4.10m x 3.50m)

BEDROOM FOUR

11' 6" x 10' 4" (3.50m x 3.15m)

BATHROOM

10' 4" x 9' 6" (3.15m x 2.90m)

TOTAL SQUARE FOOTAGE

161.0 sq.m (1733 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, fridge/freezer, dishwasher, all carpets, some curtains, all blinds, some light fittings, fitted wardrobes in all four bedrooms, CCTV and garden shed.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). 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



1ST FLOOR



TOTAL FLOOR AREA : 161.0 sq.m. (1733 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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