



Newhouse Croft, Balsall Common  
£500,000





## PROPERTY OVERVIEW

This four-bedroom detached house is discreetly positioned in a quiet cul-de-sac being ideally located for access to the local schools and village centre. Having been well maintained by the present owners with scope to re-model and extend (STPP) the accommodation provides potential buyers with:- entrance hallway, fitted kitchen with integrated appliances, living room, dining room, large conservatory, guest WC, four bedrooms and a family bathroom.

Outside, the property has a single garage, driveway parking for multiple vehicles in addition to a lawned front garden and very private West facing rear garden with paved patio area.

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: E

Tenure: Freehold

- Four Bedroom Detached
- Well Presented Throughout
- Living Room, Dining Room & Conservatory
- Ideally Located for Village Centre & Schools
- Potential to Re-Model & Extend (STPP)
- Driveway Parking & Single Garage
- Private West Facing Rear Garden
- Wider Than Average Plot





## **ENTRANCE HALLWAY**

## **WC**

## **LIVING ROOM**

14' 11" x 12' 0" (4.55m x 3.66m)

## **DINING ROOM**

12' 0" x 10' 10" (3.66m x 3.30m)

## **KITCHEN**

13' 9" x 8' 2" (4.19m x 2.49m)

## **CONSERVATORY**

13' 9" x 9' 8" (4.19m x 2.95m)

## **FIRST FLOOR**

## **BEDROOM ONE**

11' 2" x 11' 0" (3.40m x 3.35m)

## **BEDROOM TWO**

11' 10" x 11' 6" (3.61m x 3.51m)

## **BEDROOM THREE**

9' 6" x 8' 10" (2.90m x 2.69m)

## **BEDROOM FOUR**

9' 6" x 7' 1" (2.90m x 2.16m)

## **BATHROOM**

7' 7" x 5' 5" (2.31m x 1.65m)

## **OUTSIDE THE PROPERTY**

## **GARAGE**

17' 3" x 7' 10" (5.26m x 2.39m)

## **TOTAL SQUARE FOOTAGE**

119.5 sq.m (1286 sq.ft) approx.

## **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

## **VERY PRIVATE MATURE GARDEN WITH PAVED PATIO AREA**





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

Integrated oven, integrated hob, extractor, dishwasher, all carpets, curtains and blinds, some light fittings and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises).

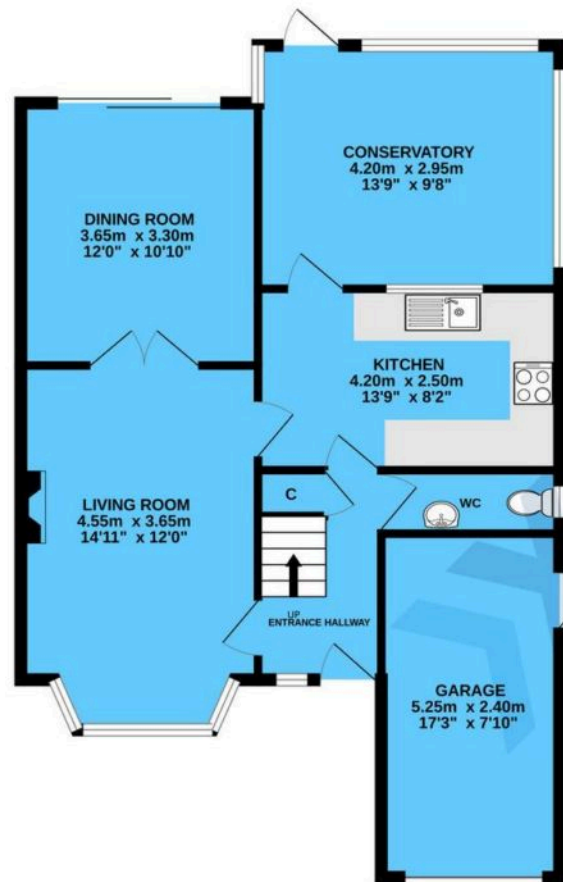
#### **INFORMATION FOR POTENTIAL BUYERS**

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.

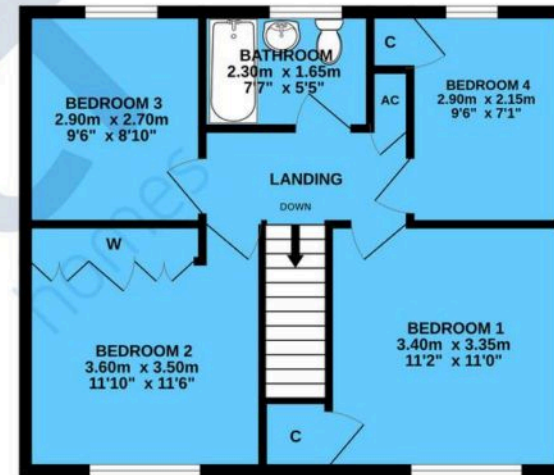




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 119.5 sq.m. (1286 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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