



Burberry Grove, Balsall Common

Offers in Region of £850,000





PROPERTY OVERVIEW

This extended four bedroom detached property is located in a quiet cul-de-sac, has income generating solar panels, electric gates and EV charging point, and within walking distance to the village centre and local schools. Being very well presented throughout and having planning permission for a part two storey and part single storey rear extensions (PL/2024/01949/MINFHO) the property provides potential purchasers with:- wide entrance hallway, dual aspect living room, breakfast kitchen, utility room, dining / playroom, study, guest WC and to the first floor four double bedrooms (1 x en-suite) and a family bathroom.

Outside the property benefits from a large Westerly facing rear garden with covered patio area, garden outbuilding currently being used as a gym with adjacent covered outdoor kitchen / BBQ area, a detached double garage and driveway parking for multiple vehicles.

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



- Four Bedroom Detached House
- Potential to Extend (STPP)
- Quiet Cul-de-Sac Location
- Living Room, Dining / Play Room + Study
- Four Double Bedrooms
- Large Westerly Facing Rear Garden
- Garden Room & Outdoor BBQ Kitchen Area
- Detached Double Garage



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

ENTRANCE HALLWAY

WC

6' 7" x 3' 7" (2.01m x 1.09m)

LIVING ROOM

22' 6" x 12' 6" (6.86m x 3.81m)

STUDY

14' 3" x 5' 7" (4.34m x 1.70m)

DINING/PLAYROOM

13' 7" x 12' 10" (4.14m x 3.91m)

BREAKFAST KITCHEN

18' 6" x 13' 7" (5.64m x 4.14m)

UTILITY ROOM

9' 6" x 6' 7" (2.90m x 2.01m)

FIRST FLOOR

BEDROOM ONE

15' 11" x 12' 6" (4.85m x 3.81m)

ENSUITE

8' 10" x 5' 5" (2.69m x 1.65m)



BEDROOM TWO

13' 7" x 11' 10" (4.14m x 3.61m)

BEDROOM THREE

13' 7" x 11' 0" (4.14m x 3.35m)

BEDROOM FOUR

10' 2" x 8' 2" (3.10m x 2.49m)

BATHROOM

7' 9" x 6' 3" (2.36m x 1.91m)

OUTSIDE THE PROPERTY

DOUBLE GARAGE

18' 1" x 16' 11" (5.51m x 5.16m)

GYM

10' 0" x 9' 10" (3.05m x 3.00m)

COVERED BBQ AREA

11' 0" x 9' 10" (3.35m x 3.00m)

TOTAL SQUARE FOOTAGE

216.6 sq.m (2331 sq.ft) approx.

LARGE GARDEN WITH COVERED PATIO AREA

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

With electric gages and EV charging point

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, dishwasher, income generating solar panels, some carpets and blinds, all curtains and light fittings, CCTV, electric gates, EV car charging point (fitted January 2025) and fitted wardrobes in one bedroom.



ADDITIONAL INFORMATION

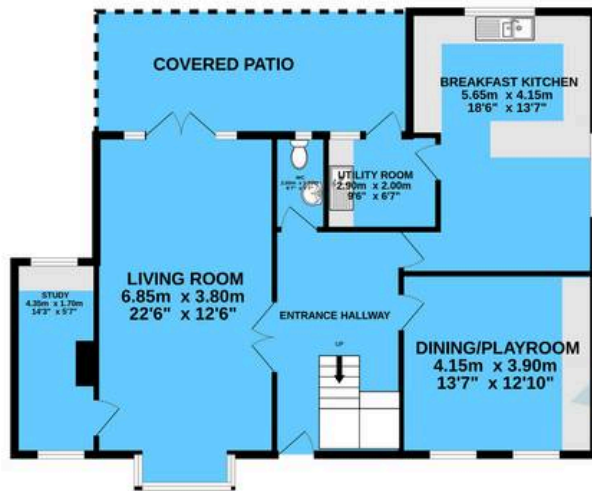
Services - mains water, gas, electricity and sewers.
Broadband - FTTP (fibre to the premises). Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

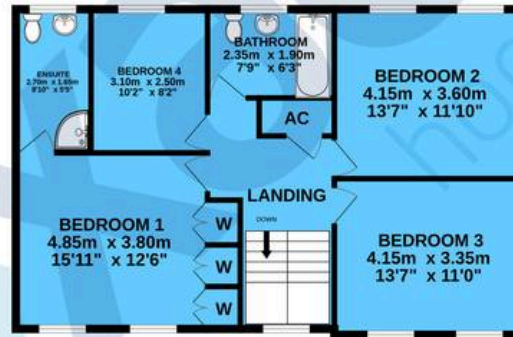
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



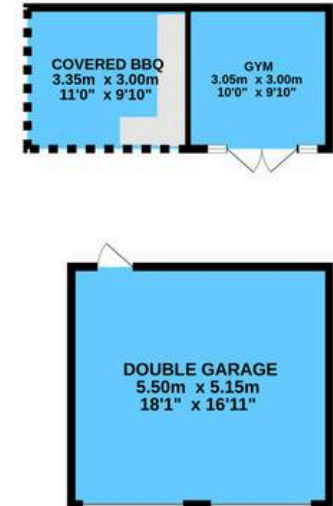
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



TOTAL FLOOR AREA : 216.6 sq.m. (2331 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

170 Station Road, Balsall Common – CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

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