



**Kenilworth Road, Balsall Common**

Offers in Region of **£465,000**







## PROPERTY OVERVIEW

This discreetly located detached bungalow is conveniently located within walking distance of the village centre and is well maintained throughout with the benefit of modern fitted kitchen, UPVC double glazing and gas central heating. Being available to purchase with no onward chain the property provides potential purchasers with:- enclosed porch, entrance hallway, living room, two double bedrooms, bathroom, modern fitted kitchen, utility area and a conservatory.

Outside the property has a large gated gravel driveway with parking for multiple vehicles, detached double garage and a private West facing rear garden.

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



- Detached Bungalow
- Two Bedrooms
- Well Presented Throughout
- Re-Fitted Kitchen
- Conservatory
- West Facing Rear Garden
- Detached Double Garage
- Generous Driveway Parking
- Close to Village Centre





## 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

## PORCH

## ENTRANCE HALLWAY

## LIVING ROOM

16' 1" x 11' 6" (4.90m x 3.51m)

## KITCHEN & UTILITY AREA

12' 6" x 10' 10" (3.81m x 3.30m)

## CONSERVATORY

11' 6" x 8' 2" (3.51m x 2.49m)

## BEDROOM ONE

10' 10" x 8' 6" (3.30m x 2.59m)

## BEDROOM TWO

10' 6" x 8' 6" (3.20m x 2.59m)

## BATHROOM

6' 3" x 4' 11" (1.91m x 1.50m)

## TOTAL SQUARE FOOTAGE

63.4 sq.m (682 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **SEPARATE DOUBLE GARAGE**

### **LARGE GATED DRIVEWAY**

### **REAR GARDEN**

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

Neff integrated oven, Neff integrated hob, Neff extractor, Bush fridge/freezer, Neff washing machine, garden shed, electric garage door, all carpets, curtains, binds and light fittings and fitted wardrobes in one bedroom.

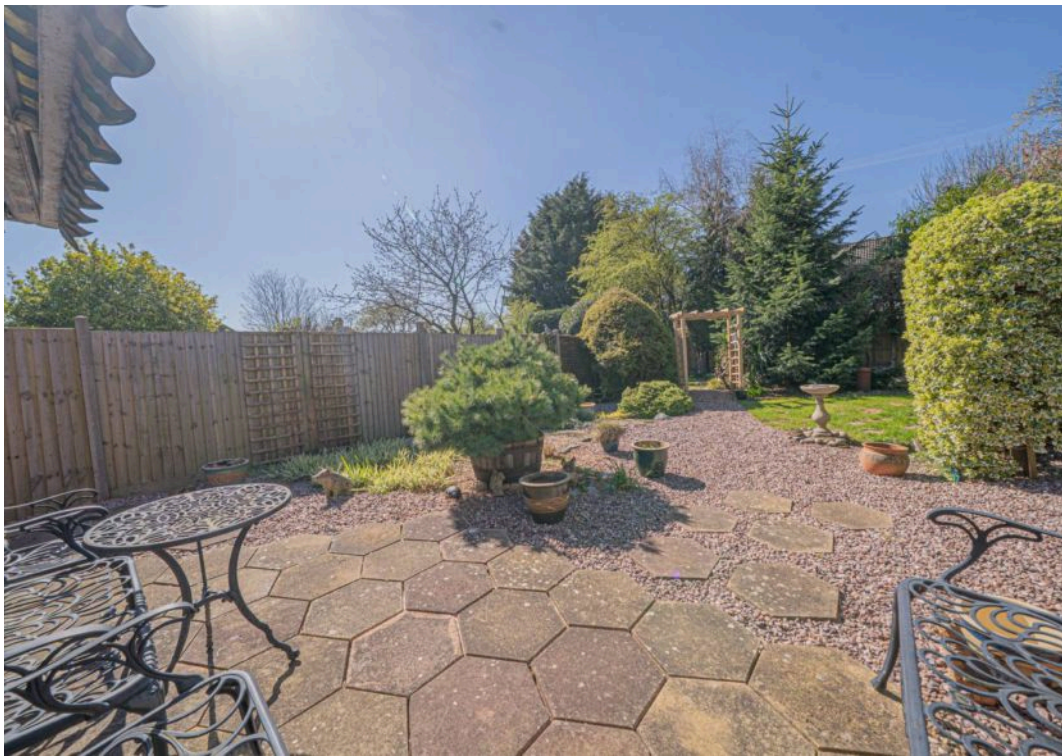
### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers.

### **INFORMATION FOR POTENTIAL BUYERS**

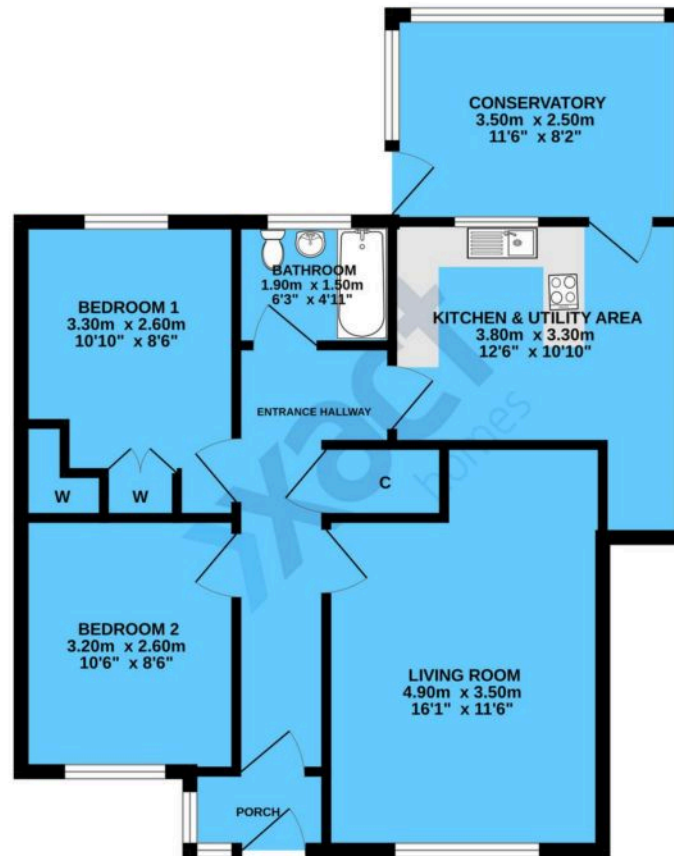
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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: 63.4 sq.m. (682 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.  
Made with Metropix 1/2025

# Xact Homes

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