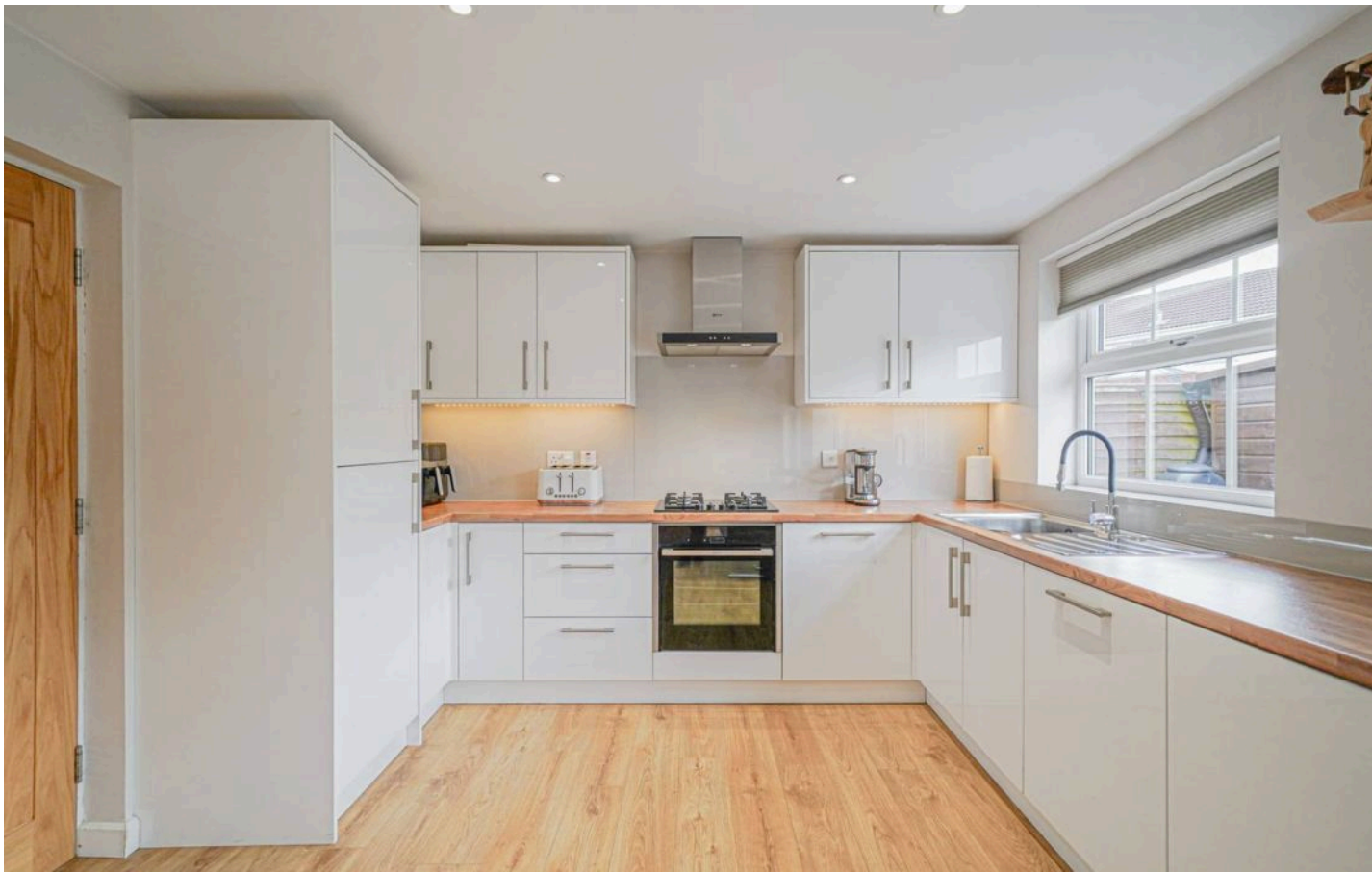




Chattaway Drive, Balsall Common
£485,000





PROPERTY OVERVIEW

This extended & re-modelled four bedroom detached house is very well presented throughout and is ideally located for access to the village centre and local schools. Being positioned in a quiet cul-de-sac and benefitting from a South facing rear garden the property provides potential purchasers with:- entrance hallway, lounge, open plan breakfast kitchen, four bedrooms (3 x double) and a family bathroom.

Outside there is a driveway parking for two vehicles and a lawned South facing rear garden with a raised decking area.

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

- Four Bedroom Detached House
- Extended & Re-Modelled
- Open Plan Breakfast Kitchen
- South Facing Rear Garden
- Quiet Cul-De-Sac Location
- Garage & Driveway Parking
- Ideally Located for Schools & 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: E

Tenure: Freehold

ENTRANCE HALLWAY

WC

LOUNGE

15' 1" x 12' 10" (4.60m x 3.91m)

BREAKFAST KITCHEN

24' 11" x 11' 0" (7.59m x 3.35m)

INTEGRAL GARAGE

18' 1" x 8' 2" (5.51m x 2.49m)

FIRST FLOOR

BEDROOM ONE

14' 9" x 9' 4" (4.50m x 2.84m)

BEDROOM TWO

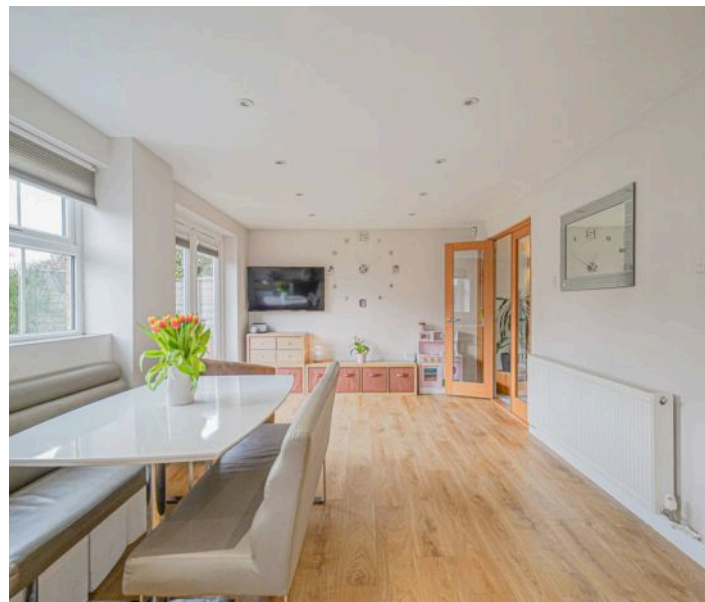
10' 2" x 9' 4" (3.10m x 2.84m)

BEDROOM THREE

17' 7" x 7' 10" (5.36m x 2.39m)

BEDROOM FOUR

12' 6" x 6' 5" (3.81m x 1.96m)



**BATHROOM**

8' 2" x 6' 5" (2.49m x 1.96m)

TOTAL SQUARE FOOTAGE

117.5 sq.m (1265 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING****REAR GARDEN WITH RAISED DECKING AREA****ITEMS INCLUDED IN THE SALE**

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

ADDITIONAL INFORMATION

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

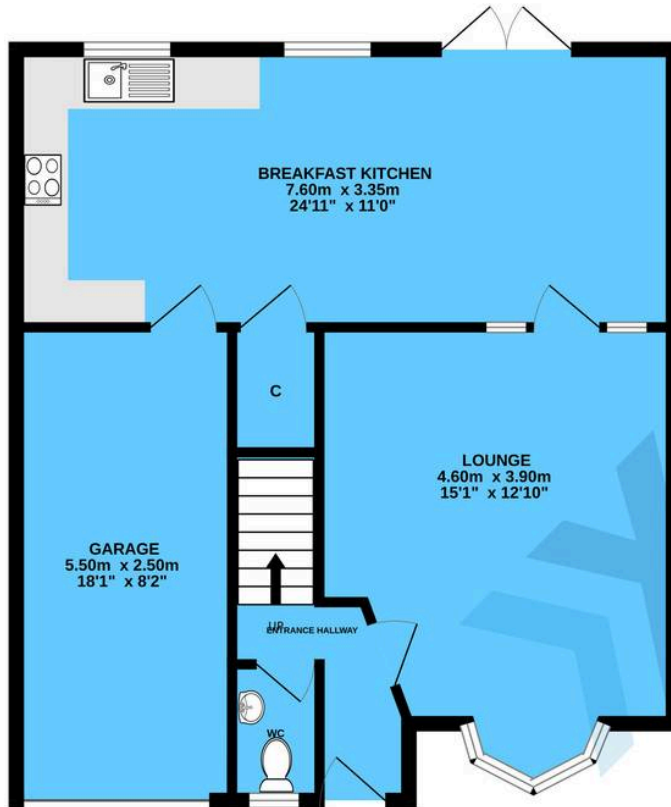


INFORMATION FOR POTENTIAL BUYERS

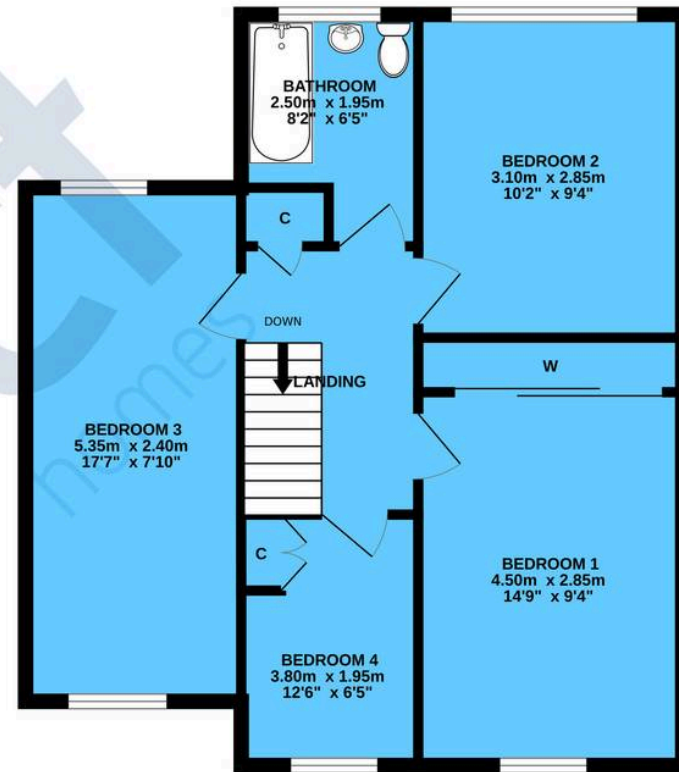
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 117.5 sq.m. (1265 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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