



Sear Hills Close, Balsall Common

Guide Price £625,000





PROPERTY OVERVIEW

This well proportioned four bedroom detached property is located in a quiet cul-de-sac within walking distance of the village centre and local schools. Currently providing over 1500sq ft of living accommodation in addition to the garage with further potential to extend (STPP) or remodel, the property provides potential purchasers with:- entrance hallway, living room with open fire (Class 1 flue), dining room, breakfast kitchen, large conservatory, guest WC, four well proportioned double bedrooms (1 x en-suite) and a family bathroom.

Outside the property has a wide rear garden, driveway parking for multiple vehicles, a single garage with integral access and an electric vehicle charging point.

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



- Four Bedroom Detached House
- Well Presented Throughout
- Living Room & Dining Room
- Large Conservatory
- En-Suite Principal Bedroom
- Driveway Parking & Single Garage
- Quiet Cul-de-Sac Location
- Ideally Located for Access to Village Centre & Local Schools



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: F

Tenure: Freehold

ENTRANCE HALLWAY

WC

LIVING ROOM

18' 6" x 10' 10" (5.64m x 3.30m)

DINING ROOM

12' 1" x 10' 10" (3.68m x 3.30m)

CONSERVATORY

30' 2" x 11' 8" (9.19m x 3.56m)

BREAKFAST KITCHEN

16' 10" x 10' 0" (5.13m x 3.05m)

INTEGRAL GARAGE

19' 11" x 9' 6" (6.07m x 2.90m)



FIRST FLOOR

PRINCIPAL BEDROOM

17' 3" x 14' 7" (5.26m x 4.45m)

ENSUITE

7' 0" x 6' 8" (2.13m x 2.03m)

BEDROOM TWO

12' 8" x 10' 11" (3.86m x 3.33m)

BEDROOM THREE

14' 3" x 9' 11" (4.34m x 3.02m)

BEDROOM FOUR

9' 4" x 9' 2" (2.84m x 2.79m)

BATHROOM

9' 1" x 7' 2" (2.77m x 2.18m)

TOTAL SQUARE FOOTAGE

145.0 sq.m (1561 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WIDE PRIVATE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Fridge/freezer, dishwasher, all carpets, car charging point (fitted 2020) and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - ADSL copper wire. 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.

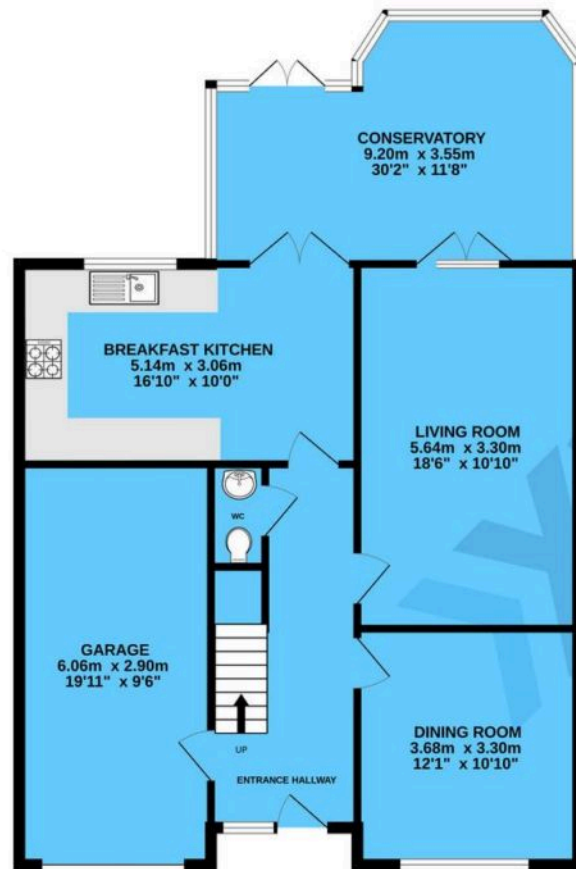
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

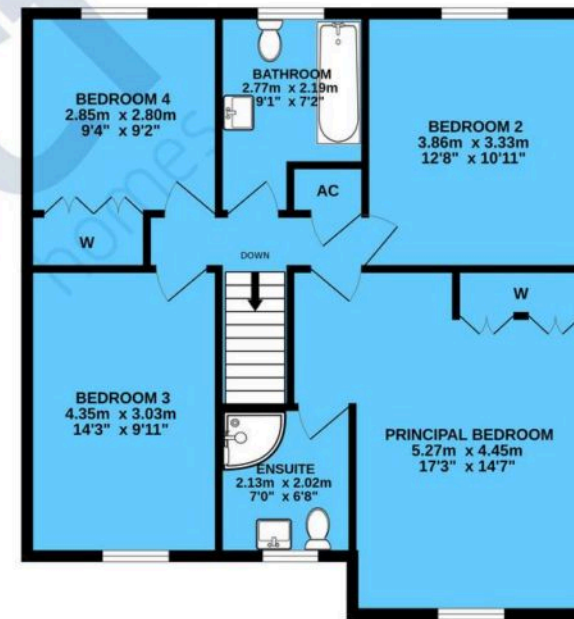
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 145.0 sq.m. (1561 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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