



Kelsey Lane, Balsall Common

Offers in Region of **£575,000**





PROPERTY OVERVIEW

This three bedroom detached property is available to purchase with no onward chain and provides an ideal opportunity to acquire a well proportioned family home with a large South facing rear garden and the potential to modernise and extend (STPP). Sitting back from the road behind a deep driveway the property provides potential purchasers with: enclosed porch, entrance hallway, sitting room, dining room, kitchen overlooking the rear garden, ground floor bathroom, three first floor bedrooms and a toilet room.

Outside, the property has a long South facing rear garden which is mainly lawned with a paved patio area and is surrounded by mature shrubs and trees, there are two single garages in a tandem configuration and to the front of the property there is driveway parking for multiple vehicles.

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



- Three Bedroom Detached House
- No Onward Chain
- In Need of Modernisation
- Sitting Room, Dining Room & Kitchen
- Potential to Extend (STPP)
- Ground Floor Bathroom
- Two Garages
- Long South Facing Rear Garden



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

PORCH

ENTRANCE HALLWAY

SITTING ROOM

14' 2" x 12' 0" (4.32m x 3.66m)

DINING ROOM

11' 9" x 10' 6" (3.58m x 3.20m)

KITCHEN

12' 10" x 11' 8" (3.91m x 3.56m)

BATHROOM



FIRST FLOOR

BEDROOM ONE

13' 1" x 13' 1" (3.99m x 3.99m)

BEDROOM TWO

12' 1" x 9' 3" (3.68m x 2.82m)

BEDROOM THREE

12' 0" x 10' 6" (3.66m x 3.20m)

WC

TOTAL SQUARE FOOTAGE

115.0 sq.m (1238 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE ONE

23' 0" x 10' 6" (7.01m x 3.20m)

GARAGE TWO

27' 11" x 10' 6" (8.51m x 3.20m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LARGE GARDEN WITH PAVED PATIO AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, freezer, washing machine, greenhouse, all carpets, curtains and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

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



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.

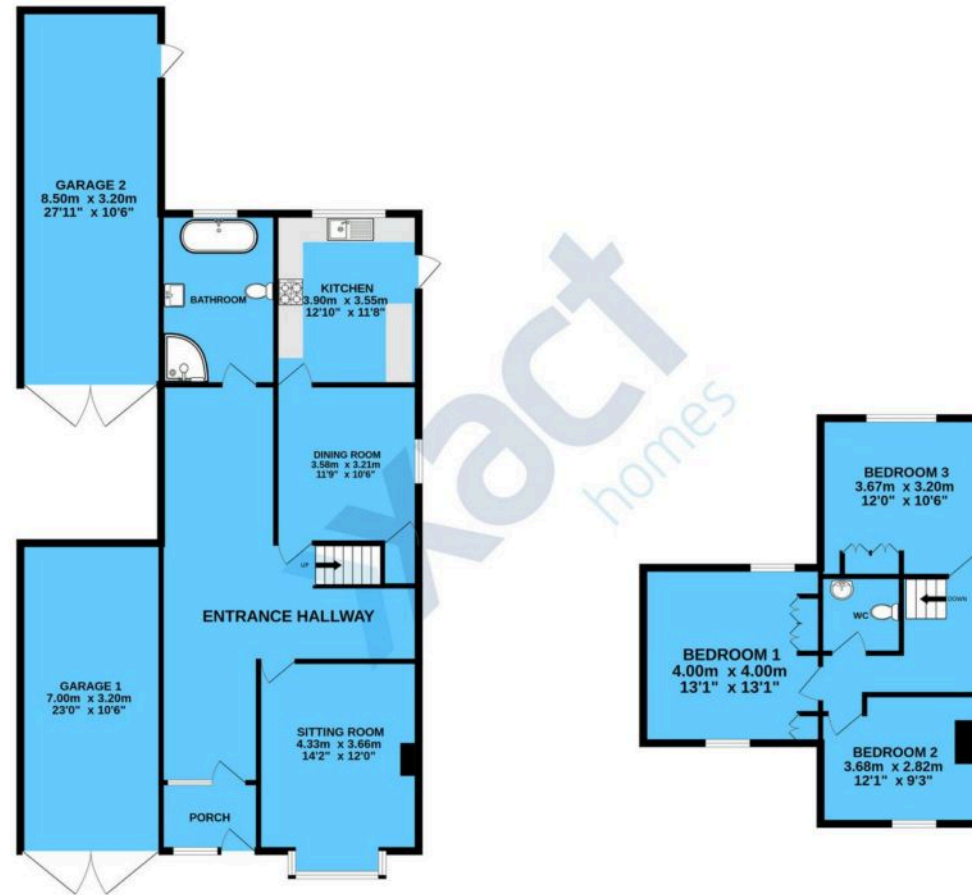
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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: 115.0 sq.m. (1238 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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