



Meer Stones Road, Balsall Common
£399,950





PROPERTY OVERVIEW

Originally built by Crest Nicholson in 2017 this three bedroom semi-detached house has the balance of the 10 year new build guarantee and provides a ready to move into home home which can be purchased with the benefit of no onward chain. Being well presented throughout the property provides potential purchasers with:- entrance hallway, breakfast kitchen with integrated appliances, full width living room overlooking the rear garden, guest wc, three bedrooms (principal en-suite) and a family bathroom.

Outside the property has a South facing rear garden, driveway parking for three vehicles and a detached single garage.

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



- Three Bedroom Semi-Detached
- No Onward Chain
- Well Presented Throughout
- Living Room Overlooking Rear Garden
- En-Suite Bedroom
- South Facing Rear Garden
- Garage & Driveway Parking



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

ENTRANCE HALLWAY

WC

LIVING ROOM

17' 8" x 12' 4" (5.38m x 3.76m)

BREAKFAST KITCHEN

14' 10" x 10' 2" (4.52m x 3.10m)

FIRST FLOOR

PRINCIPAL BEDROOM

10' 4" x 10' 1" (3.15m x 3.07m)

ENSUITE

BEDROOM TWO

10' 4" x 9' 11" (3.15m x 3.02m)

BEDROOM THREE

9' 11" x 7' 1" (3.02m x 2.16m)

BATHROOM





OUTSIDE THE PROPERTY

GARAGE

TOTAL SQUARE FOOTAGE

97.7 sq.m (1052 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, garden shed, all carpets, blinds and light fittings 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.

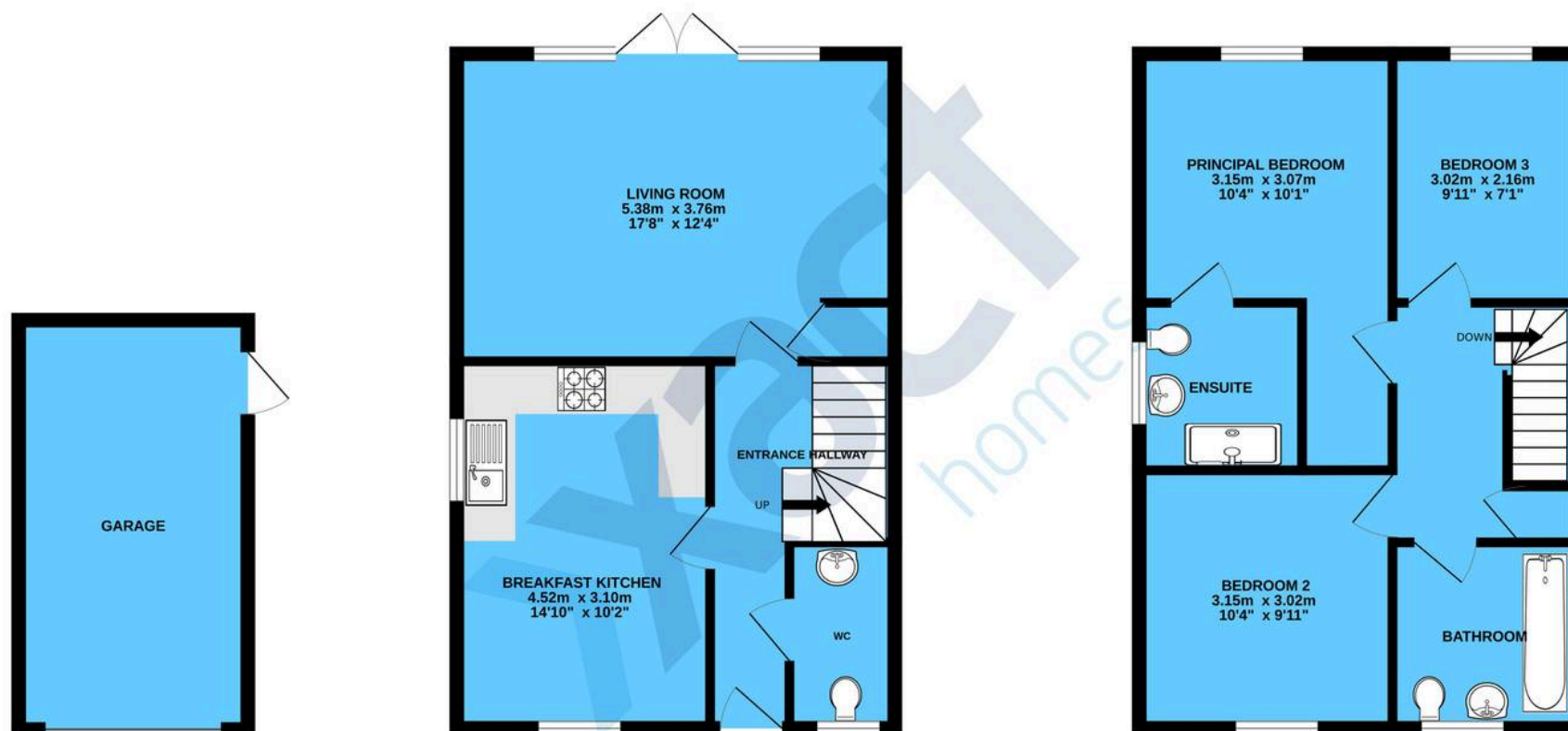
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GARAGE

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 97.7 sq.m. (1052 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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