



Beverley Close, Balsall Common

Offers in Region of £620,000





PROPERTY OVERVIEW

This four bedroom detached property is ideally situated for access to the village centre, local schools and the train station and offers a beautifully presented private South facing garden with views over open fields to the rear. The property further benefits from a generously proportioned self contained ground floor annexe. Requiring internal inspection to appreciate the living space on offer the property provides potential purchasers with: canopy porch, entrance hallway, lounge, dining room, kitchen, conservatory, four bedrooms, principal bedroom with en-suite and a family bathroom. The self contained annexe which can be accessed via its own front door provides kitchen, lounge, double bedroom and bathroom. Outside the property benefits from a private South facing rear garden overlooking a natural pond and open fields, a generous amount of driveway parking and a double garage with integral access.



- Four Bedroom Detached House
- Self Contained Annexe
- Lounge & Separate Dining Room
- Potential to Re-Furbish
- En-Suite Principal Bedroom
- South Facing Rear Garden Overlooking Open Fields
- Annexe: Lounge, Kitchen, Bedroom & Bathroom
- Double 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: F

Tenure: Freehold

HALL

WC

LOUNGE

17' 7" x 13' 5" (5.35m x 4.10m)

DINING ROOM

13' 11" x 12' 4" (4.25m x 3.75m)

CONSERVATORY

9' 8" x 9' 4" (2.95m x 2.85m)

KITCHEN

12' 6" x 10' 6" (3.80m x 3.20m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 11" x 11' 2" (4.25m x 3.40m)

ENSUITE

BEDROOM TWO

13' 11" x 8' 6" (4.25m x 2.60m)

BEDROOM THREE

10' 6" x 8' 6" (3.20m x 2.60m)



**BEDROOM FOUR**

10' 6" x 7' 9" (3.20m x 2.35m)

BATHROOM

7' 7" x 7' 7" (2.30m x 2.30m)

ANNEXE**ENTANCE & HALL****KITCHEN**

9' 6" x 9' 6" (2.90m x 2.90m)

LOUNGE

18' 1" x 11' 0" (5.50m x 3.35m)

BEDROOM

18' 1" x 9' 6" (5.50m x 2.90m)

BATHROOM

9' 6" x 7' 1" (2.90m x 2.15m)

OUTSIDE THE PROPERTY**GARAGE**

18' 1" x 14' 5" (5.50m x 4.40m)

SOUTH FACING REAR GARDEN**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge freezer, all carpets, curtains, blinds and light fittings and two garden sheds.



ADDITIONAL INFORMATION

Services: Water meter, mains gas, electricity and sewers. Broadband: Sky - Fibre optic. Loft Space: Part boarded with ladder and lighting

INFORMATION FOR POTENTIAL BUYERS

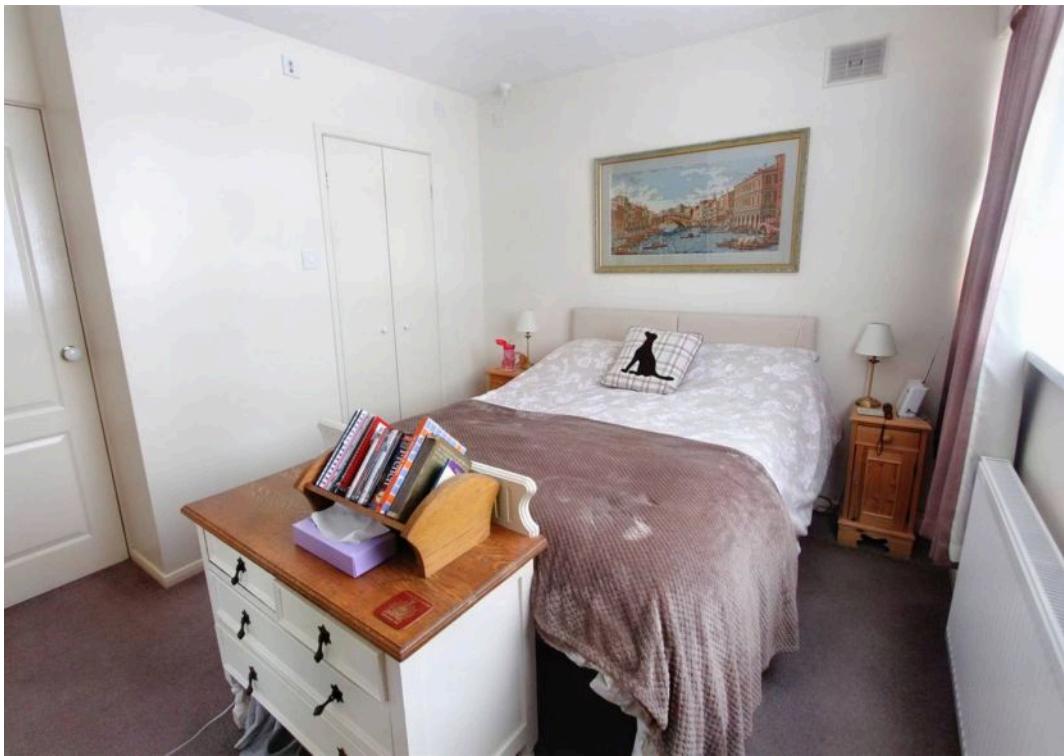
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

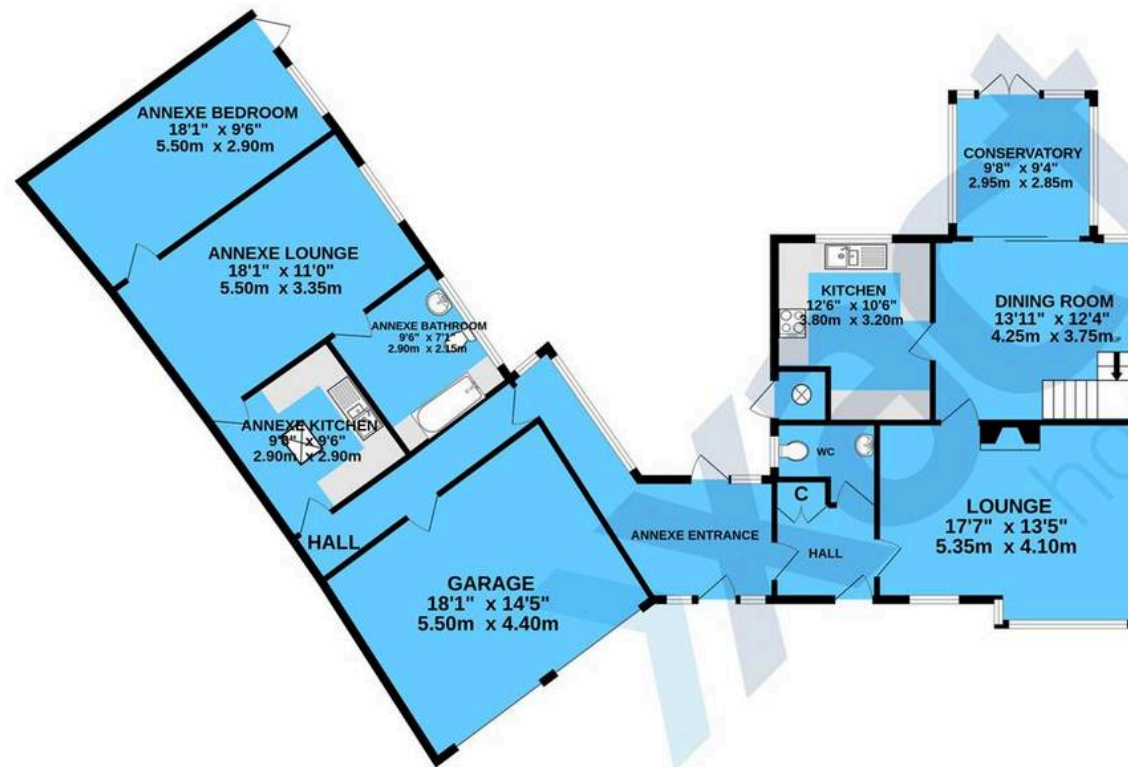
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

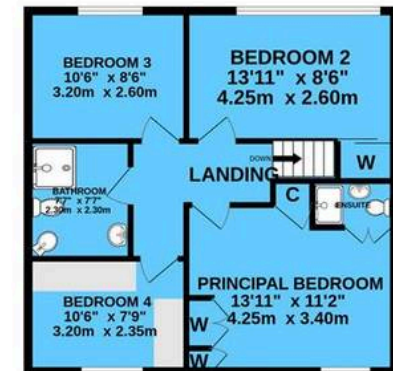
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR
1676 sq.ft. (155.7 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 2267 sq.ft. (210.6 sq.m.) 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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