



Elm Grove, Balsall Common

Guide Price £550,000







## PROPERTY OVERVIEW

This well presented four bedroom detached house provides a ready to move into family home within walking distance of the village centre, Heart of England School and Berkswell train station. Benefitting from a South West facing rear garden and a generous driveway providing off road parking for multiple vehicles the accommodation provides potential purchasers with:- entrance hallway, dining room with French doors leading to the rear garden, dual aspect living room, fitted kitchen with Belfast sink, guest WC, four good size bedrooms and a re-fitted family bathroom with bath and double shower cubicle.

Outside there is a private South Westerly facing rear garden with decking area, full height fencing and established trees & shrubs, a double length garage and driveway parking for multiple vehicles.

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

- Four Bedroom Detached House
- Well Presented Throughout
- Living Room & Separate Dining Room
- South West Facing Rear Garden
- Double Length Garage & Extensive Driveway Parking
- Ideally Located for the Village Centre & Berkswell Train Station
- Quiet Cul-de-Sac Location





#### PROPERTY LOCATION

Balsall Common, a charming village in the West Midlands, offers the best of both worlds: tranquil village life and excellent connections. Surrounded by beautiful Warwickshire countryside, it boasts abundant green spaces like Lavender Hall Park and Cuttle Pool Nature Reserve, perfect for walks and outdoor pursuits. The village centre provides convenience with local shops, including a Tesco, Co-op, and Sainsbury's, alongside independent businesses and delightful eateries. Berkswell train station offers direct links to Coventry and Birmingham, and the M42 is easily accessible, making commuting effortless. Families appreciate the range of well-regarded schools. With its strong community spirit and a blend of amenities and natural beauty, Balsall Common provides an exceptional quality of life.

Council Tax band: E

Tenure: Freehold

#### ENTRANCE HALLWAY

#### WC

#### LIVING ROOM

16' 10" x 13' 3" (5.13m x 4.04m)

#### DINING ROOM

14' 2" x 8' 8" (4.32m x 2.64m)

#### KITCHEN

15' 3" x 8' 3" (4.65m x 2.51m)







## **FIRST FLOOR**

### **BEDROOM ONE**

13' 3" x 12' 9" (4.04m x 3.89m)

### **BEDROOM TWO**

11' 0" x 7' 5" (3.35m x 2.26m)

### **BEDROOM THREE**

11' 11" x 8' 8" (3.63m x 2.64m)

### **BEDROOM FOUR**

9' 2" x 6' 0" (2.79m x 1.83m)

## **BATHROOM**

## **OUTSIDE THE PROPERTY**

### **DOUBLE LENGTH GARAGE**

34' 11" x 8' 9" (10.64m x 2.67m)

### **TOTAL SQUARE FOOTAGE**

132.3 sq.m (1424 sq.ft) approx.

## **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

## **PRIVATE GARDEN WITH DECKING AREA**

### **ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, fridge/freezer, all carpets, some light fittings and fitted wardrobes in two bedrooms.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.





#### **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.

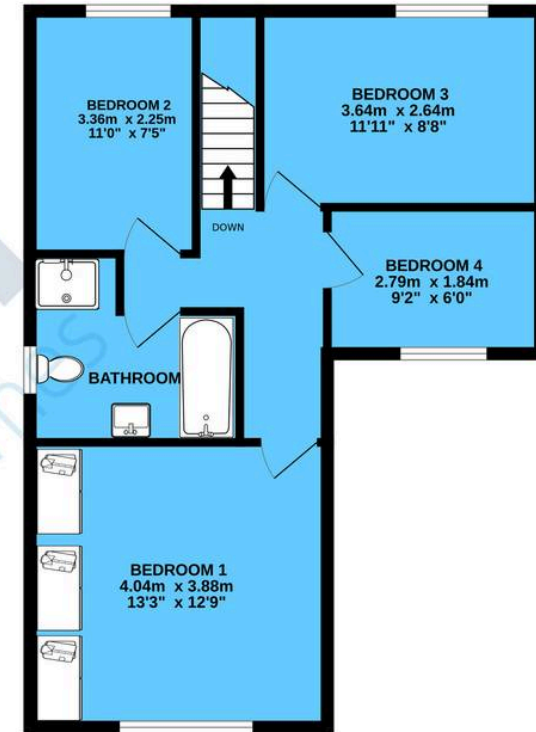




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 132.3 sq.m. (1424 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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