



Wilton Road, Balsall Common

Offers Over £600,000





PROPERTY OVERVIEW

This extended four bedroom detached house has been refurbished & re-modelled by the current owners and now provides a larger than average family home that requires internal inspection to fully appreciate. Being conveniently located for access to Balsall Common Primary School the property offers over 1500 sq ft of living accommodation and provides potential purchasers with:- entrance hallway, guest WC, living room, open plan breakfast kitchen with bi-fold doors to the rear garden, utility room, dining room, four double bedrooms (principal en-suite) and a family bathroom.

Outside there is a landscaped rear garden, garage store & driveway parking for multiple vehicles.

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



- Extended Four Bedroom Detached House
- Open Plan Breakfast Kitchen & Utility Room
- Living Room & Dining Room
- Four Double Bedrooms
- En-Suite Principal Bedroom
- West Facing Rear Garden
- Driveway Parking & Garage Store



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 12' 1" (5.64m x 3.68m)

DINING ROOM

11' 7" x 10' 2" (3.53m x 3.10m)

BREAKFAST KITCHEN

18' 6" x 14' 11" (5.64m x 4.55m)

UTILITY ROOM

8' 3" x 4' 11" (2.51m x 1.50m)

GARAGE STORE

11' 3" x 8' 11" (3.43m x 2.72m)





FIRST FLOOR

PRINCIPAL BEDROOM

11' 11" x 10' 6" (3.63m x 3.20m)

ENSUITE

10' 6" x 6' 3" (3.20m x 1.91m)

BEDROOM TWO

17' 5" x 8' 6" (5.31m x 2.59m)

BEDROOM THREE

15' 10" x 9' 9" (4.83m x 2.97m)

BEDROOM FOUR

10' 10" x 10' 0" (3.30m x 3.05m)

BATHROOM

9' 3" x 8' 2" (2.82m x 2.49m)

TOTAL SQUARE FOOTAGE

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

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, dishwasher, garden shed, some carpets, all light fittings and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - 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.

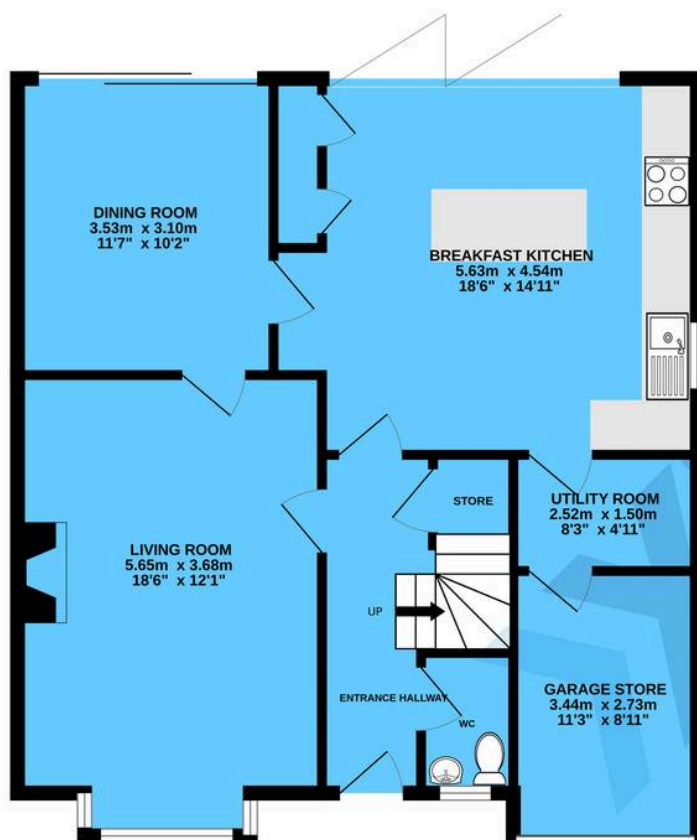
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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

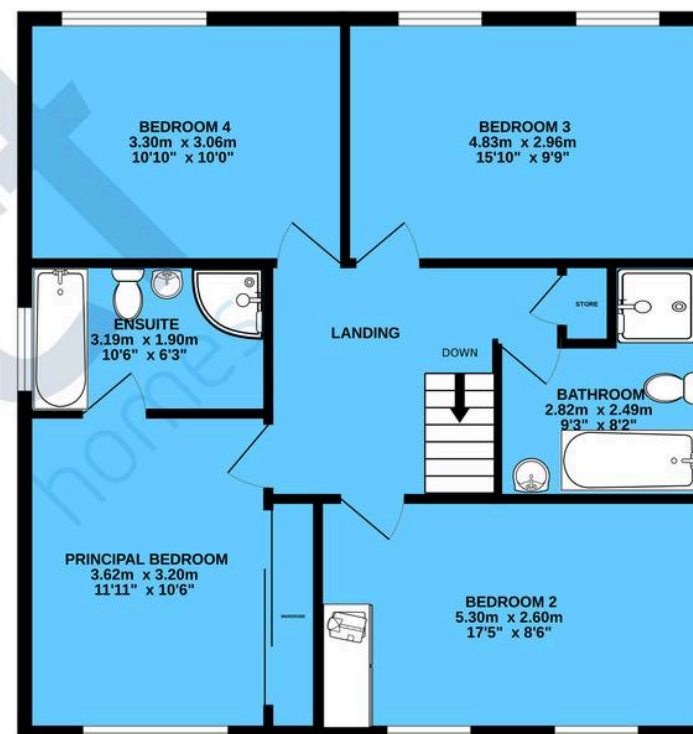




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 155.7 sq.m. (1676 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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