



Saracen Drive, Balsall Common  
£650,000







## PROPERTY OVERVIEW

This significantly extended four bedroom detached property is located in a quiet cul-de-sac at the edge of the village and has been maintained and decorated to the highest standard. Being available to purchase with no onward chain the property provides a ready to move into family home that consists of:- entrance hallway, living room, full width open plan breakfast kitchen, utility room, study, boot room / cloakroom, guest WC, four well proportioned double bedrooms (1 x en-suite) and a family bathroom.

Outside the property has a wide rear garden that has been professionally landscaped, driveway parking for multiple vehicles and a detached double garage.

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



- Four Bedroom Detached House
- Beautifully Presented Throughout
- Significantly Extended
- No Onward Chain
- Open Plan Breakfast Kitchen
- Living Room, Study & Boot Room/Cloakroom
- Detached Double Garage & Driveway Parking
- Professionally Landscaped 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: G

Tenure: Freehold

#### ENTRANCE HALLWAY

21' 0" x 9' 6" (6.40m x 2.90m)

#### BOOT ROOM/CLOAKROOM

8' 6" x 8' 6" (2.59m x 2.59m)

#### WC

5' 11" x 4' 7" (1.80m x 1.40m)

#### LIVING ROOM

16' 9" x 13' 6" (5.11m x 4.11m)

#### STUDY

8' 2" x 6' 9" (2.49m x 2.06m)

#### BREAKFAST KITCHEN

22' 4" x 10' 1" (6.81m x 3.07m)

#### DINING AREA

11' 2" x 7' 9" (3.40m x 2.36m)

#### UTILITY ROOM

5' 11" x 5' 2" (1.80m x 1.57m)







## **FIRST FLOOR**

### **BEDROOM ONE**

15' 4" x 10' 8" (4.67m x 3.25m)

### **ENSUITE**

9' 0" x 6' 2" (2.74m x 1.88m)

### **BEDROOM TWO**

10' 8" x 10' 3" (3.25m x 3.12m)

### **BEDROOM THREE**

8' 10" x 7' 2" (2.69m x 2.18m)

### **BEDROOM FOUR**

11' 4" x 10' 0" (3.45m x 3.05m)

### **BATHROOM**

8' 4" x 6' 5" (2.54m x 1.96m)

### **TOTAL SQUARE FOOTAGE**

147.4 sq.m (1587 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

### **DETACHED DOUBLE GARAGE**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **WIDE LANDSCAPED REAR GARDEN**

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

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, electric garage door, all carpets, blinds and light fittings, some curtains and fitted wardrobes in three bedrooms.





#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. 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.

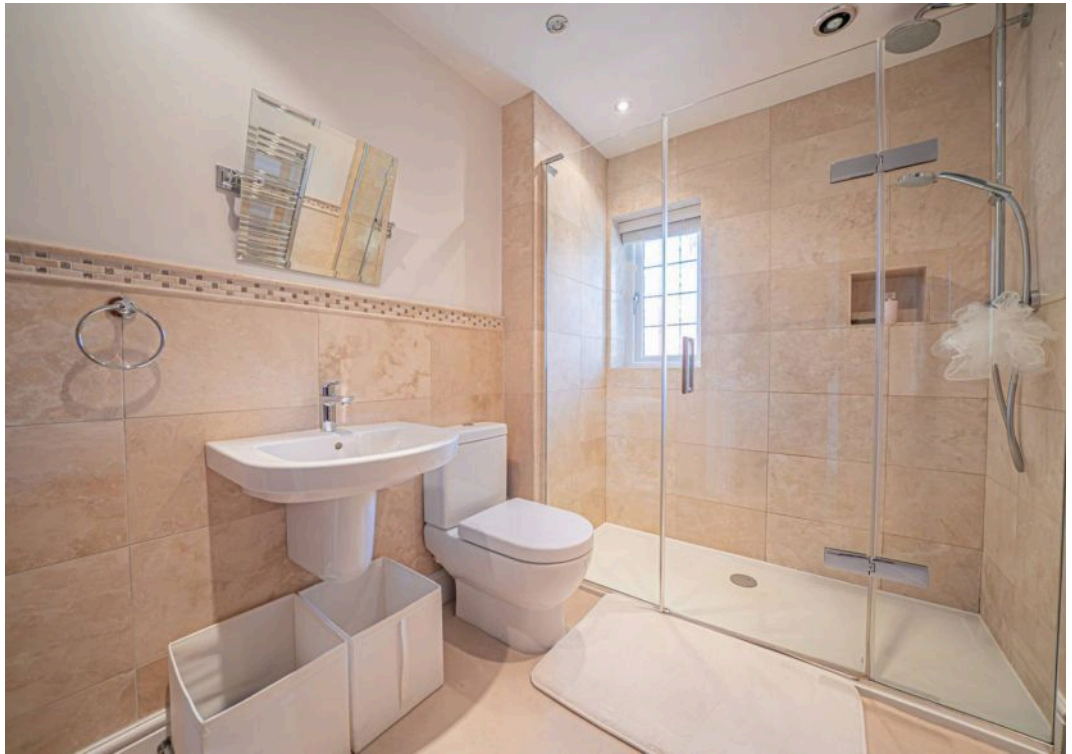
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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

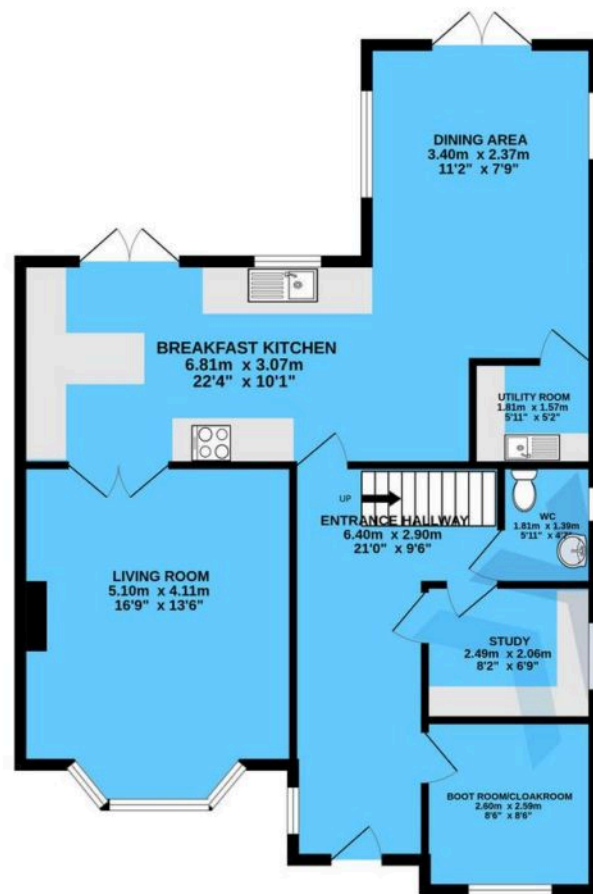
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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

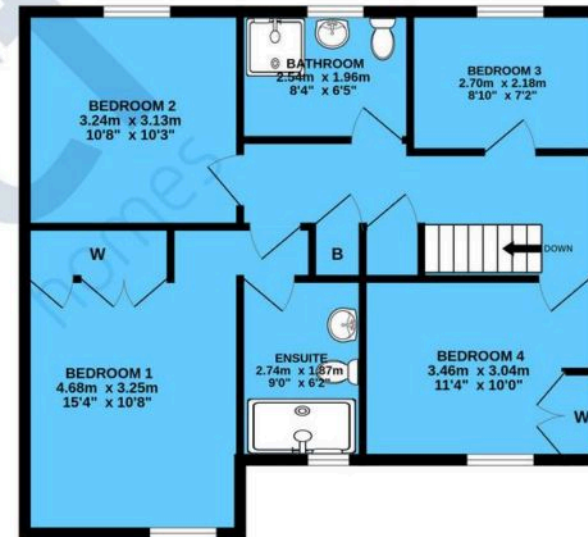




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 147.4 sq.m. (1587 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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