

Whitehead Grove, Balsall Common Offers Over £599,950







This beautifully presented four bedroom detached property has been modernised and improved to provide a ready to move into family home in a quiet cul-de-sac location which is available to purchase with no onward chain. Benefitting from newly fitted kitchen, bathroom and en-suite and being within walking distance of the village centre and local parks the property provides potential purchasers with:- enclosed porch, entrance hallway, living room, open plan kitchen / diner, utility room, guest WC, four bedrooms (1 x en-suite) and a re-fitted family bathroom.

Outside the property has driveway parking for multiple vehicles, a single garage with integral access from the hallway and a private established rear garden.

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





- Four Bedroom Detached House
- No Onward Chain
- Beautifully Presented Throughout
- Open Plan Kitchen / Diner + Utility Room
- Recently Fitted Bathroom & En-Suite
- Garage & Driveway Parking
- Private Rear Garden
- Close to Village Centre & Local Parks







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

PORCH

ENTRANCE HALLWAY

LIVING ROOM

19' 0" x 11' 2" (5.79m x 3.40m)

KITCHEN/DINER

22' 1" x 19' 4" (6.73m x 5.89m)

UTILITY ROOM

6' 7" x 5' 5" (2.01m x 1.65m)

wc

INTEGRAL GARAGE



FIRST FLOOR

BEDROOM ONE

14' 10" x 12' 7" (4.52m x 3.84m)

ENSUITE

BEDROOM TWO

11' 6" x 9' 6" (3.51m x 2.90m)

BEDROOM THREE

10' 4" x 9' 4" (3.15m x 2.84m)

BEDROOM FOUR

7' 4" x 7' 0" (2.24m x 2.13m)

BATHROOM

TOTAL SQUARE FOOTAGE

105.0 sq.m (1130 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

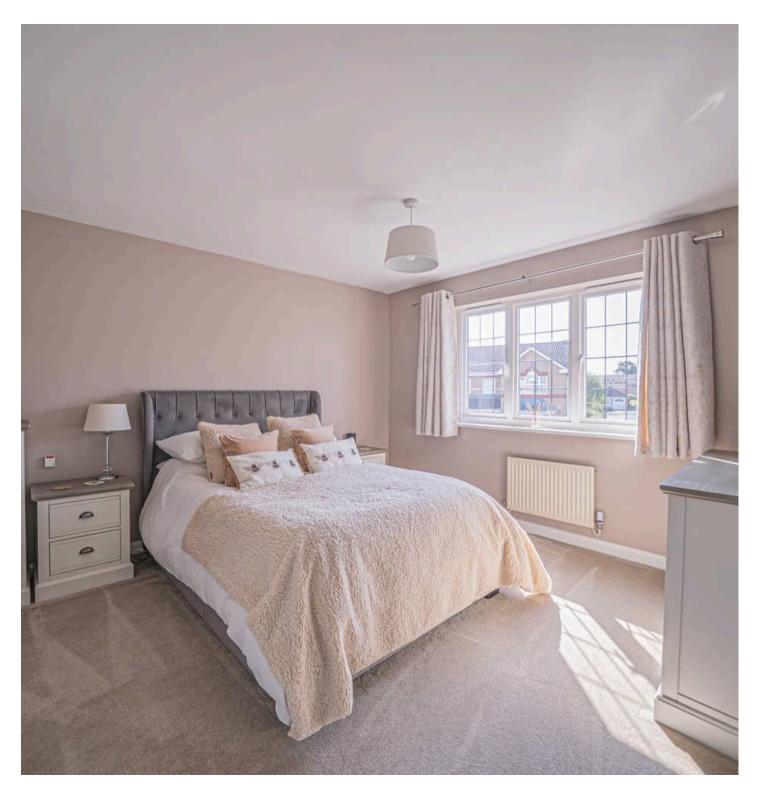
ESTABLISHED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, microwave, fridge/freezer, dishwasher, garden shed, some carpets and blinds and fitted wardrobes in four bedrooms.

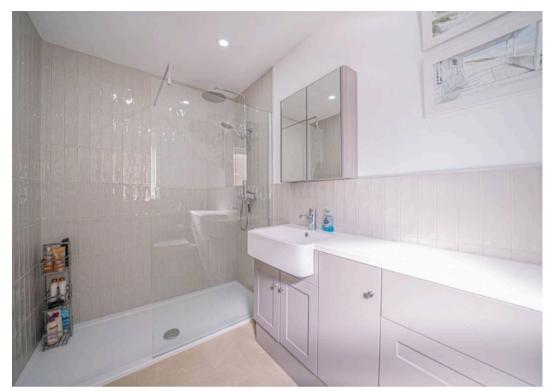
ADDITIONAL INFORMATION

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: 105.0 sq.m. (1130 sq.ft.) approx.

Whilst every stillengt has been made to ensure the accuracy of the Bouplan contained lener, measurements of doors, involved from the stillength of the still

Xact Homes

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

