



Whitehead Grove, Balsall Common

Offers Over £599,950





PROPERTY OVERVIEW

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 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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