



Laurels Crescent, Balsall Common

Guide Price £395,000





PROPERTY OVERVIEW

This spacious three bedroom end of terrace property is available to purchase with no onward chain and is located in a quiet cul-de-sac in the centre of Balsall Common, being ideally situated for access to the Heart of England school. Situated on a wide corner plot offering significant potential to extend and refurbish subject to the necessary planning consents the property provides potential purchasers with; kitchen, lounge, dining area, large conservatory, three bedrooms, downstairs shower room and family bathroom.

Outside the property has a carport, off road parking and a large private rear garden with a substantial garden workshop / shed.

Viewing is by appointment with Xact on 01676 534 411.



- Three Bedroom End Of Terrace
- Significant Potential to Extend (STPP)
- Wide Corner Plot
- No Onward Chain
- Large Shed / Garden Workshop
- Quiet Cul-de-Sac Close to Local School



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: D

Tenure: Freehold

HALLWAY

LOUNGE

18' 1" x 14' 8" (5.51m x 4.47m)

DINING AREA

12' 8" x 9' 1" (3.86m x 2.77m)

CONSERVATORY

24' 6" x 9' 4" (7.47m x 2.84m)

KITCHEN

11' 8" x 8' 8" (3.56m x 2.64m)

UTILITY ROOM

10' 2" x 5' 5" (3.10m x 1.65m)

SHOWER ROOM

6' 6" x 4' 6" (1.98m x 1.37m)





FIRST FLOOR

BEDROOM ONE

15' 1" x 10' 6" (4.60m x 3.20m)

BEDROOM TWO

15' 3" x 10' 6" (4.65m x 3.20m)

BEDROOM THREE

12' 2" x 7' 3" (3.71m x 2.21m)

BATHROOM

8' 8" x 7' 9" (2.64m x 2.36m)

TOTAL SQUARE FOOTAGE

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

OUTSIDE THE PROPERTY

CARPORT

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LARGE PRIVATE REAR GARDEN

SUBSTANTIAL WORKSHOP

ITEMS INCLUDED IN THE SALE

TBC

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers. Loft space - boarded.



INFORMATION FOR POTENTIAL BUYERS

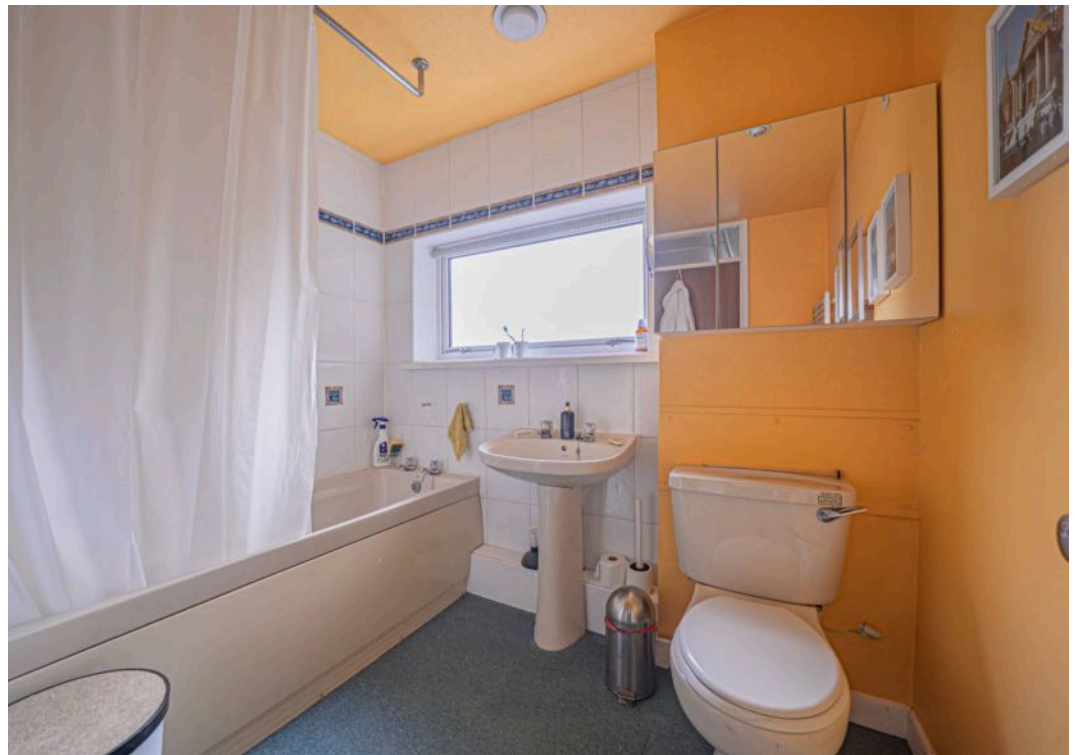
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

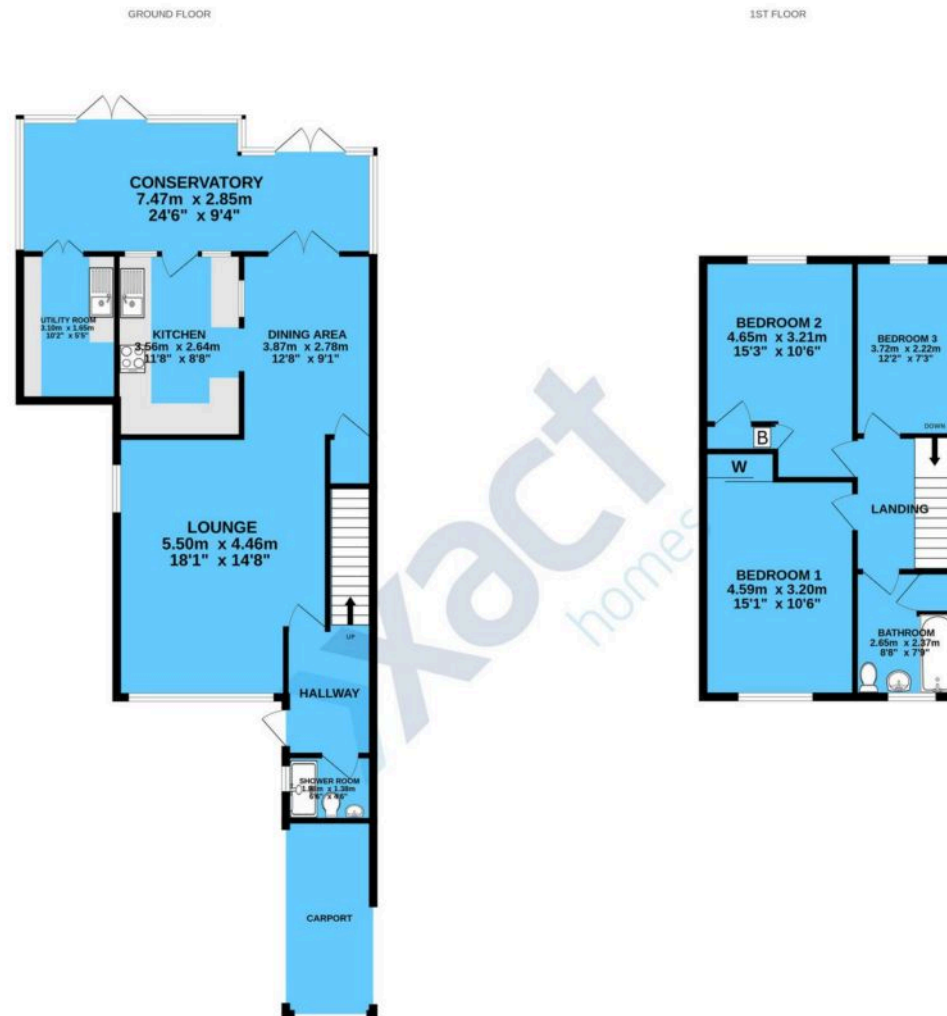
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.





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

170 Station Road, Balsall Common – CV7 7FD

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

