



Greenfield Avenue, Balsall Common
£415,000





PROPERTY OVERVIEW

This significantly extended three bedroom end-terrace house has been modernized and updated by the present owners and now provides a ready-to-move-into home in a quiet cul-de-sac location close to the centre of the village.

Being well presented throughout and benefitting from a recently installed kitchen with new flooring, the property provides potential purchasers with:- entrance hallway, living room, superb open plan kitchen / diner with feature island and patio doors to the rear garden, utility room, guest WC, three bedrooms (1 x en-suite) and a family bathroom.

Outside, the property has a landscaped rear garden, driveway parking for three vehicles, an EV charging point and a garage.

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





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: E

Tenure: Freehold

- Significantly Extended Three Bedroom End Of Terrace
- Superb Open Plan Family Kitchen / Diner
- No Onward Chain
- En-Suite Principal Bedroom
- Driveway Parking with EV Charger
- Landscaped Rear Garden
- Quiet Cul-de-Sac Location





ENTRANCE HALLWAY

WC

LIVING ROOM

16' 9" x 10' 8" (5.11m x 3.25m)

KITCHEN / DINER

23' 2" x 18' 6" (7.05m x 5.65m)

UTILITY ROOM

8' 1" x 6' 1" (2.47m x 1.85m)

FIRST FLOOR

PRINCIPAL BEDROOM

10' 4" x 9' 4" (3.14m x 2.85m)

ENSUITE

9' 11" x 4' 3" (3.02m x 1.30m)

BEDROOM TWO

11' 5" x 6' 10" (3.49m x 2.08m)

BEDROOM THREE

8' 6" x 7' 1" (2.58m x 2.16m)

BATHROOM

6' 10" x 6' 5" (2.08m x 1.96m)

TOTAL SQUARE FOOTAGE

113.0 sq.m (1216 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

12' 8" x 8' 1" (3.86m x 2.47m)

DRIVEWAY PARKING

LANDSCAPED GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, dishwasher, all carpets, some curtains, some blinds, all light fittings, fitted wardrobes in one bedroom and a 2024 electric car charging point.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – partially 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.

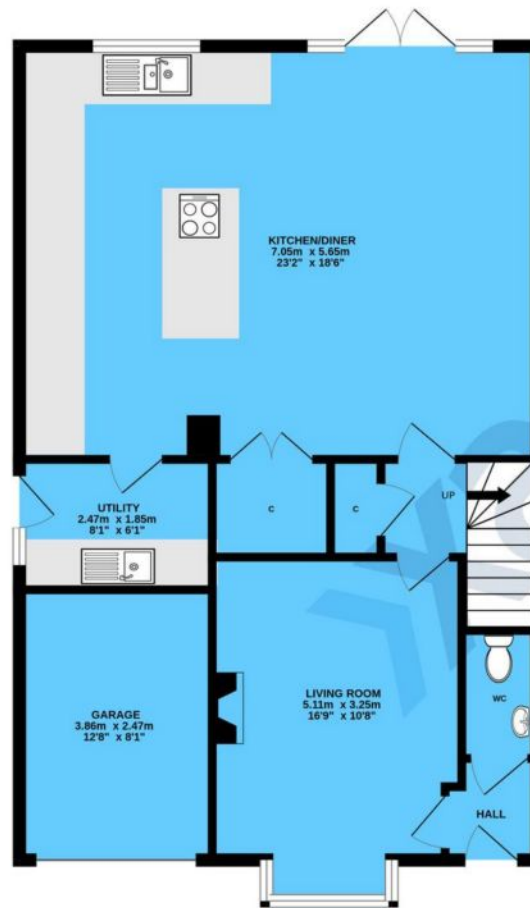
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

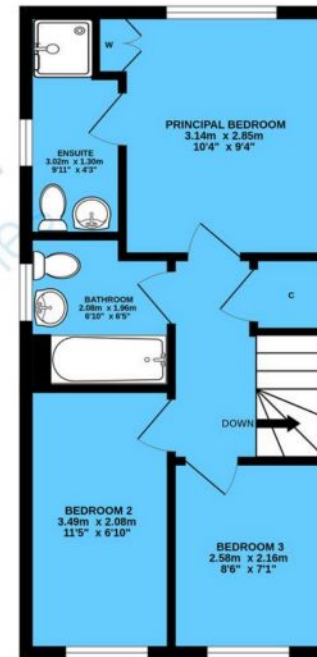
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 113.0 sq.m. (1216 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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