



Sear Hills Close, Balsall Common

Offers in Region of £520,000





PROPERTY OVERVIEW

This spacious four bedroom detached house presents an excellent opportunity for buyers seeking a family home with scope to refurbish, remodel, or extend (subject to planning permission). Being available to purchase with no onward chain, the property is ideally positioned in a sought after cul-de-sac, within easy reach of the village centre and reputable local schools. The well-proportioned accommodation includes a welcoming entrance hall, guest cloakroom, a generous living room, a separate dining room, and a bright conservatory providing additional versatile space. The kitchen, which is adjacent to a large utility room, offers ample storage and workspace, with potential for modernisation to suit individual tastes.

Upstairs, four good sized bedrooms are served by a family bathroom, while the principal bedroom benefits from built-in storage. Additional features include a garage, driveway parking, and gas central heating. This property represents an ideal opportunity to create a bespoke family home in a desirable location, with excellent amenities and transport links nearby.

Outside the property has a well proportioned sunny, West facing rear garden (with two side entrances), patio areas and established shrub borders.

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

- Four Bedroom Detached
- No Onward Chain
- Potential to Refurbish, Remodel or Extend (STPP)
- Living Room, Dining Room & Conservatory
- Sought After Cul-de-Sac
- West Facing Rear Garden
- Ideally Positions for Village Centre & Local Schools
- Garage & Driveway Parking





PORCH

ENTRANCE HALL

WC

LIVING ROOM

11' 10" x 18' 8" (3.61m x 5.68m)

DINING ROOM

10' 0" x 12' 3" (3.05m x 3.73m)

CONSERVATORY

8' 8" x 11' 3" (2.65m x 3.44m)

KITCHEN

9' 7" x 15' 2" (2.91m x 4.62m)

UTILITY

8' 5" x 14' 8" (2.57m x 4.47m)

INTEGRAL GARAGE

8' 8" x 16' 7" (2.64m x 5.05m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 10" x 9' 10" (3.91m x 3.00m)

BEDROOM TWO

11' 8" x 12' 1" (3.56m x 3.68m)

BEDROOM THREE

8' 2" x 8' 10" (2.49m x 2.68m)

BEDROOM FOUR

6' 11" x 10' 0" (2.10m x 3.06m)

BATHROOM

10' 4" x 6' 2" (3.14m x 1.88m)



TOTAL SQUARE FOOTAGE
150.0 sq.m (1616 sq.ft) approx.

OUTSIDE THE PROPERTY

GARDEN WITH PATIO AREA

DRIVEWAY PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, dishwasher, garden shed, all carpets, blinds and light fittings and some curtains.

ADDITIONAL INFORMATION

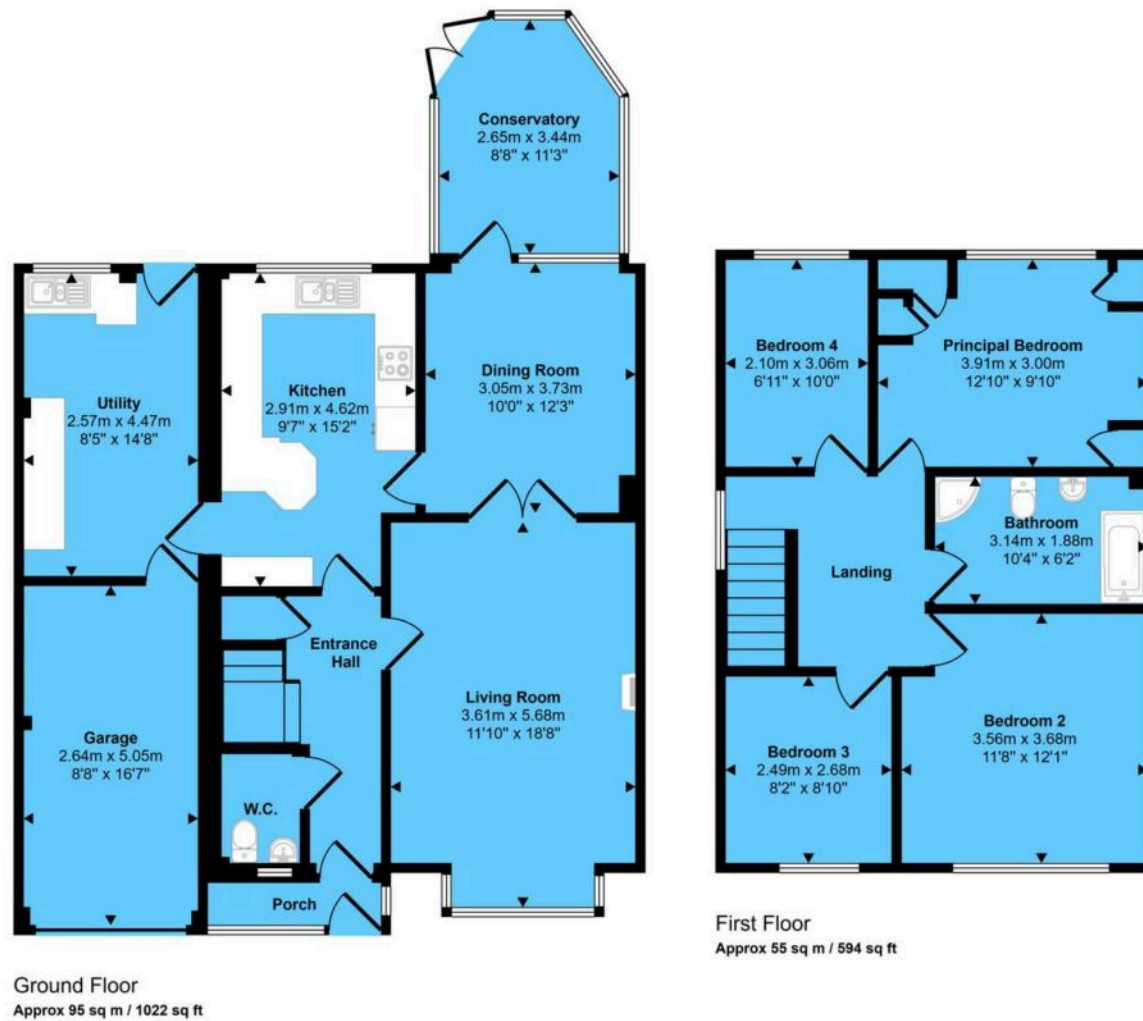
Services – water on a meter, mains gas, electricity and sewers. Loft space – part boarded with fixed loft ladder.

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.



Approx Gross Internal Area
150 sq m / 1616 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

170 Station Road, Balsall Common – CV7 7FD

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

xact
HOMES

