



Stoneton Crescent, Balsall Common

Offers Over **£550,000**

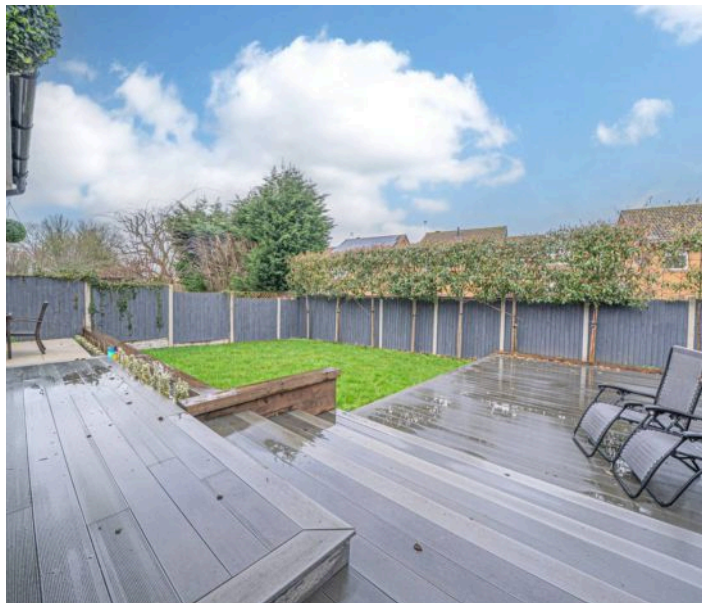




PROPERTY OVERVIEW

This immaculately presented four or five bedroom detached property offers spacious and versatile living accommodation, thoughtfully designed to suit modern family lifestyles. Upon entering there is an attractive hallway which leads to the living room and then onto a stunning open plan breakfast kitchen, featuring a striking central island, high quality integrated appliances, and contemporary cabinetry, all complemented by bi-fold doors that flood the space with natural light.

The ground floor also benefits from a flexible en-suite bedroom, which can be utilised as an annexe/guest suite, playroom, or home office providing valuable adaptability for changing family needs. We have been informed by the vendors the suite can also be used to generate income through the UK Government Rent a Room Scheme 2025/26, subject to conditions. The principal bedroom is a true sanctuary, complete with a recently refitted en-suite shower room, while the remaining bedrooms are all generously proportioned and served by a stylish family bathroom. Throughout the property, attention to detail is evident in the choice of flooring, neutral décor, and quality fittings, creating a cohesive and welcoming atmosphere. Additional features include ample storage solutions, a practical utility area, and a well-appointed cloakroom, ensuring the home remains clutter free and organised.





Outside, there is a beautifully landscaped garden which includes patio and decked areas and driveway parking.

The property is ideally situated within walking distance of highly regarded local schools, making it a perfect choice for families seeking both convenience and comfort. With its blend of contemporary design, flexible living spaces, and high specification finish, this exceptional home is ready to move into and enjoy from day one. Early viewing is highly recommended to fully appreciate the quality and flexibility that this remarkable property has to offer.

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



- Four / Five Bedroom Detached
- Immaculately Presented Throughout
- Open Plan Breakfast Kitchen with Feature Island & Bi-Fold Doors
- Ground Floor En-Suite Bedroom / Playroom
- Principal Bedroom with En-Suite
- Landscaped Rear Garden
- Bathroom & Recently Refitted En-Suite
- Walking Distance to Local Schools



PORCH

HALLWAY

WC

LIVING ROOM

16' 2" x 12' 7" (4.93m x 3.84m)

BREAKFAST KITCHEN

20' 0" x 15' 7" (6.10m x 4.75m)

UTILITY ROOM

11' 0" x 7' 7" (3.35m x 2.31m)

BEDROOM FIVE/PLAYROOM

16' 4" x 7' 4" (4.98m x 2.24m)

ENSUITE

FIRST FLOOR

PRINCIPAL BEDROOM

12' 6" x 9' 2" (3.81m x 2.79m)

ENSUITE

BEDROOM TWO

13' 3" x 7' 4" (4.04m x 2.24m)

BEDROOM THREE

10' 2" x 8' 3" (3.10m x 2.51m)

BEDROOM FOUR

7' 4" x 6' 11" (2.24m x 2.11m)

BATHROOM

TOTAL SQUARE FOOTAGE

122.5 sq.m (1319 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED GARDEN

ITEMS INCLUDED IN THE SALE

Two integrated ovens, integrated hob, extractor, built in microwave, dishwasher, two garden sheds, all carpets, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.
Broadband - FTTC (fibre to the cabinet) and cable.
Loft space - boarded.

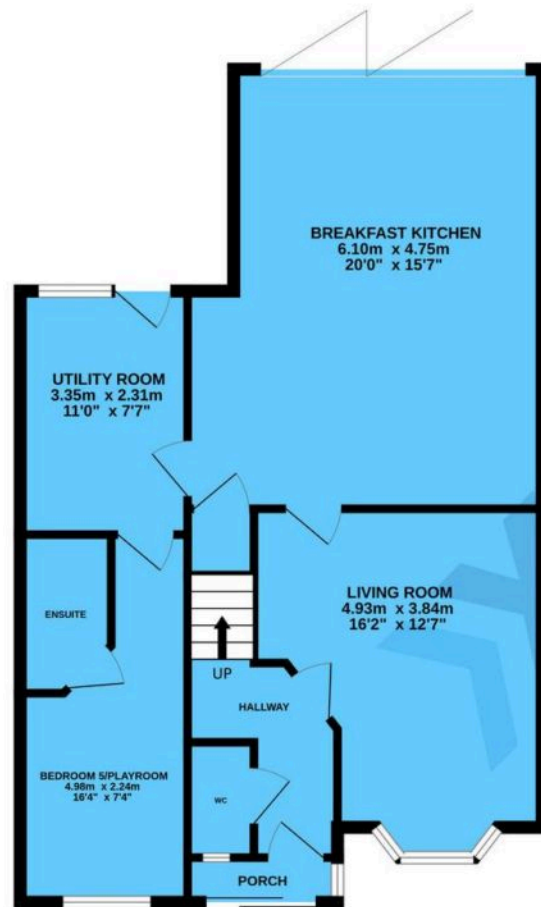
INFORMATION FOR POTENTIAL BUYERS

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.

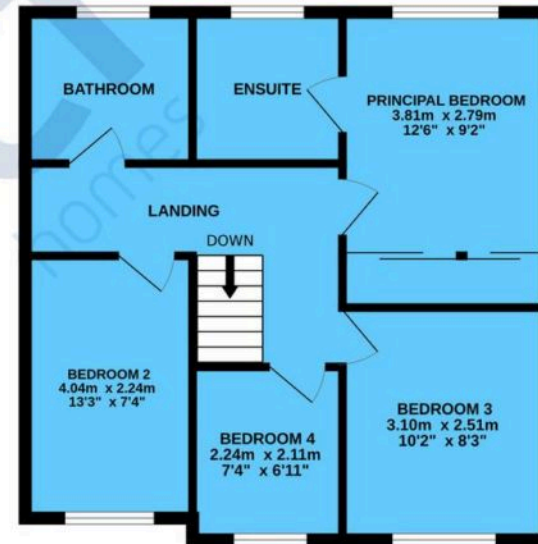




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 122.5 sq.m. (1319 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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