



Floyd Grove, Balsall Common

Guide Price £839,950

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PROPERTY OVERVIEW

This substantial five double bedroom, detached family home has been extensively extended and comprehensively renovated to a very high standard, now offering in excess of 2,400 sq ft (223 sq m) of well-designed living accommodation. The property is tucked away in a quiet cul-de-sac, yet remains ideally positioned for Balsall Common village centre, Lavender Hall Park and Nature Reserve, and Berkswell train station, providing direct rail links to Birmingham and London. The area is also served by two excellent and sought after primary schools, making this a particularly attractive home for commuters and families alike.

Internally, the accommodation is both generous and versatile, comprising a bright and welcoming entrance hallway with cloakroom, a spacious living room, separate home office or playroom, large accessible downstairs WC, and a separate utility room. The centre of the home is a high-quality open-plan breakfast kitchen with family seating area, featuring Smeg appliances, underfloor heating, separate gas fire, and large skylight, all drawing you towards picture window and bi-fold doors opening onto the private rear garden – an ideal space for modern family living and entertaining. Additional highlights upstairs include five well-proportioned double bedrooms (two with ensuite facilities) all with built in wardrobes, and a family bathroom with bath and separate shower.



The open landing leads to the 2nd floor of the house which offers a unique space of large double bedroom, ensuite and walk-in wardrobe - making an ideal guest suite, principal bedroom or second study. The property also benefits from strong eco-credentials (EPC B), including 4.6 kW of south-facing solar panels and a MegaFlo pressurised hot water system, helping to improve energy efficiency and running costs. There is a double garage with electric up-and-over door, and extensive driveway for parking three cars. The property enjoys a larger-than-average rear garden with mature planting, and two separate patio areas perfect for entertaining and enjoying the far-reaching views, providing both privacy and an attractive outlook.

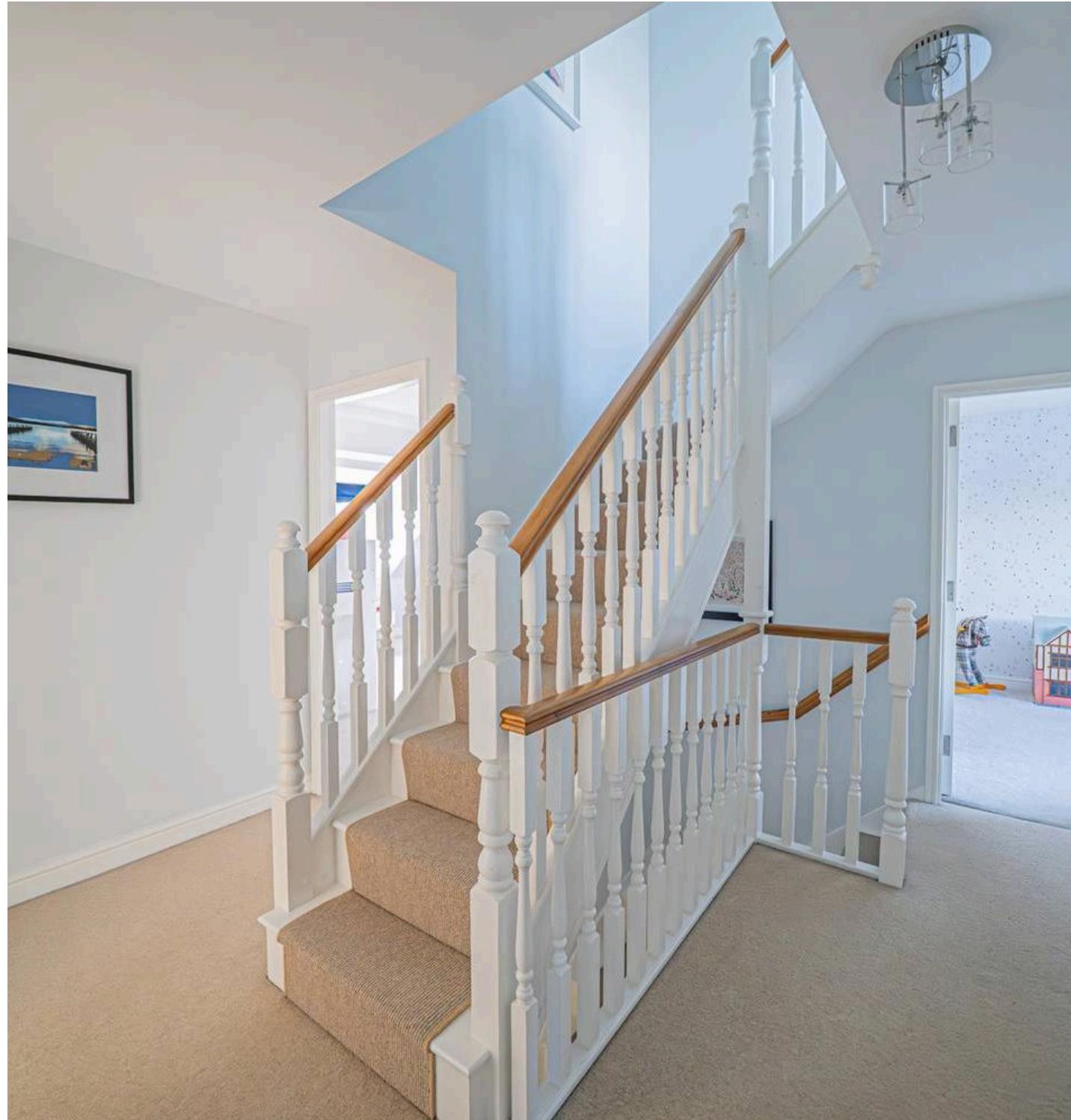
Viewing is by prior appointment with Xact on 01676 534 411.

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: F

Tenure: Freehold



- Substantial Five Double Bedroom Detached Home (over 2,400 sq ft (223 sq m))
- Tucked Away In A Quiet Cul-de-sac With Excellent Rail Links & Sought After Schools Nearby
- Superb Open Plan Breakfast Kitchen & Family Area With Picture Window & Bi-fold Doors
- Extensively Extended & Refurbished To A High Standard
- Spacious Living Room & Separate Home Office
- 4.6kW South Facing Solar Panel System (EPC Rating B)
- Large Private Rear Garden With Two Patio Areas & Far Reaching Views
- Integral Double Garage & Extending Driveway For Three Cars

ENTRANCE HALLWAY

BREAKFAST KITCHEN & FAMILY AREA

29' 6" x 22' 8" (9.00m x 6.90m)

LIVING ROOM

17' 1" x 11' 10" (5.20m x 3.60m)

HOME OFFICE

15' 9" x 8' 6" (4.80m x 2.60m)

DOWNSTAIRS WC

6' 3" x 5' 11" (1.90m x 1.80m)

UTILITY

9' 10" x 5' 7" (3.00m x 1.70m)

INTEGRAL DOUBLE GARAGE

18' 1" x 15' 9" (5.50m x 4.80m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 5" x 11' 10" (4.70m x 3.60m)

ENSUITE

10' 6" x 4' 11" (3.20m x 1.50m)

**BEDROOM TWO**

14' 9" x 14' 5" (4.50m x 4.40m)

BEDROOM THREE

13' 5" x 10' 2" (4.10m x 3.10m)

BEDROOM FOUR

14' 1" x 9' 2" (4.30m x 2.80m)

FAMILY BATHROOM

9' 10" x 6' 7" (3.00m x 2.00m)

SECOND FLOOR**BEDROOM FIVE**

16' 1" x 15' 5" (4.90m x 4.70m)

ENSUITE

10' 10" x 8' 10" (3.30m x 2.70m)

TOTAL SQUARE FOOTAGE

249.4 sq.m (2685 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LARGE PRIVATE REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Smeg integrated oven, Smeg integrated hob, Elica extractor, Bosch fridge, freezer, Bosch dishwasher, solar panels, underfloor heating, garden shed, electric garage door, all carpets, some curtains and light fittings, solar panels and inverter electrics and fitted wardrobes in all bedrooms.

ADDITIONAL INFORMATION

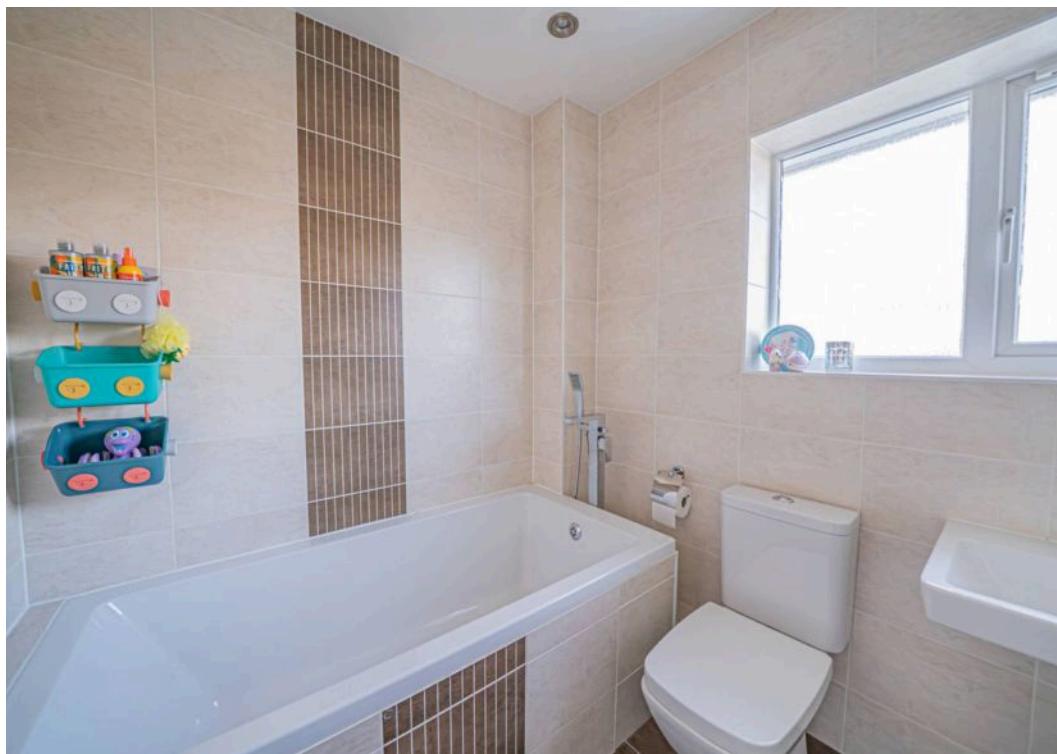
Services - water on a meter, mains gas, electricity and sewers. Broadband - cable. Loft space - boarded.



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.

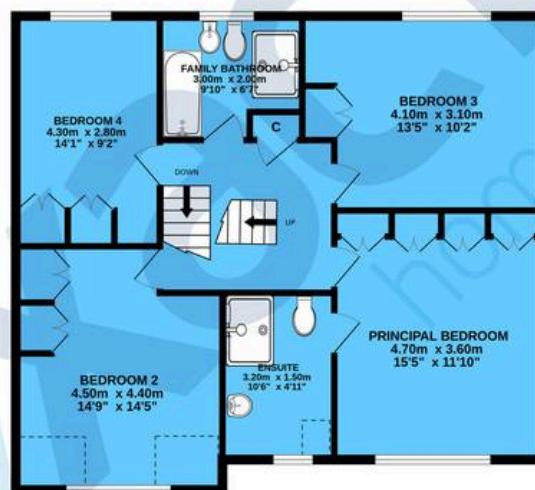




GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 249.4 sq.m. (2685 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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