



Asbury Road, Balsall Common  
£699,950





## PROPERTY OVERVIEW

This impressive five-bedroom detached house offers spacious and versatile accommodation, being beautifully presented throughout, the property has been thoughtfully extended to provide a flexible layout that caters to the requirements of a growing family. Upon entering, you are welcomed by a bright entrance hall leading to a generous living room, perfect for relaxing or entertaining guests. A separate family room or study provides an ideal space for home working or a playroom, ensuring every member of the household has their own area to enjoy. The heart of the home is the full width open-plan kitchen/dining and family area, featuring modern fittings and ample space for both casual dining and social gatherings. The principal bedroom benefits from a stylish en-suite shower room, creating a private retreat, while bedrooms two and three are served by a contemporary Jack and Jill bathroom, making morning routines seamless and convenient. Two further well-proportioned bedrooms offer flexibility for guests or additional family members. The property also boasts a sleek family bathroom, high-quality finishes and thoughtful storage solutions throughout.





Outside a single garage provides secure parking or additional storage, complemented by driveway parking for multiple vehicles. This exceptional home combines generous proportions with a practical layout, making it perfectly suited to the needs of a growing family or those seeking additional space for entertaining, working from home or accommodating guests. Located in a desirable residential setting and being ideally located for access to local schools, this property presents an outstanding opportunity to acquire a modern, move-in ready home with a wealth of features designed for comfort and convenience. 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

- Extended Five Bed Detached
- Well Presented Throughout
- Living Room & Family Room / Study
- Open Plan Kitchen / Dining & Family Area
- En-Suite Principal Bedroom
- Jack & Jill Bathroom Serving Bedroom Two & Three
- South Facing Garden
- Single Garage & Driveway Parking





**PORCH**

**ENTRANCE HALL**

**WC**

**LIVING ROOM**

11' 9" x 18' 3" (3.58m x 5.57m)

**FAMILY ROOM/STUDY**

7' 7" x 16' 1" (2.32m x 4.91m)

**KITCHEN/DINING AREA**

29' 6" x 8' 10" (8.99m x 2.70m)

**FAMILY AREA**

8' 7" x 18' 10" (2.62m x 5.74m)

**INTEGRAL GARAGE**

7' 7" x 17' 4" (2.30m x 5.28m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

11' 1" x 12' 4" (3.39m x 3.77m)

**ENSUITE**

9' 3" x 3' 9" (2.81m x 1.14m)

**BEDROOM TWO**

15' 11" x 13' 2" (4.86m x 4.02m)

**JACK & JILL ENSUITE**

8' 5" x 4' 3" (2.57m x 1.29m)

**BEDROOM THREE**

13' 6" x 11' 0" (4.12m x 3.35m)

**BEDROOM FOUR**

9' 9" x 8' 11" (2.96m x 2.72m)

**BEDROOM FIVE**

9' 7" x 10' 11" (2.91m x 3.34m)

**BATHROOM**

7' 10" x 5' 11" (2.38m x 1.80m)

**TOTAL SQUARE FOOTAGE**

188.0 sq.m (2023 sq.ft) approx.

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

Neff integrated oven, Zanussi integrated hob, extractor, Neff microwave, Neff dishwasher, electric garage door, all carpets, blinds and light fittings, car charging point (fitted 2021) and fitted wardrobes in two bedrooms.

**ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.



#### **INFORMATION FOR POTENTIAL BUYERS**

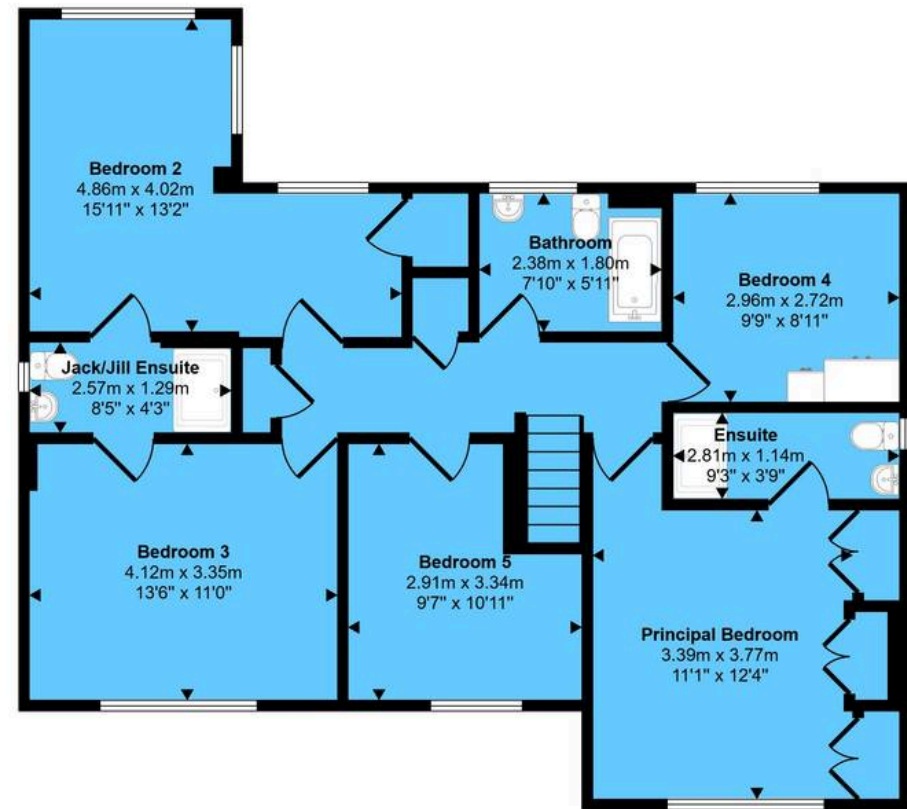
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



Approx Gross Internal Area  
188 sq m / 2023 sq ft



Ground Floor  
Approx 101 sq m / 1090 sq ft



First Floor  
Approx 87 sq m / 933 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

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