



## Stoneton Crescent, Balsall Common

Offers Over £550,000





## PROPERTY OVERVIEW

This beautifully presented four bedroom detached house offers an exceptional opportunity for families seeking a spacious and modern home in a highly sought-after location close to reputable local schools. Extended and thoughtfully modernised throughout, the property boasts a stunning open plan kitchen/dining area, complete with sleek contemporary cabinetry, Siemens integrated appliances and impressive bi-fold doors that flood the space with natural light, creating an inviting and versatile hub for both every-day living and entertaining. The ground floor accommodation also includes a welcoming entrance hall, a bright and airy lounge with a feature fireplace, a practical utility room and a convenient downstairs WC, all finished to a high standard with stylish décor and quality flooring. Upstairs, the property provides four well-proportioned bedrooms, each offering ample storage and flexibility for growing families or those needing a home office or guest room and a contemporary family bathroom. Additional features include gas central heating and double glazing throughout. The property also benefits from a garage/store and a driveway providing ample off road parking for multiple vehicles. To the rear is a professionally landscaped low maintenance South facing garden with generous paved patio area, artificial grass lawn and double socket electricity supply.

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 House
- Extended and Modernised
- Stunning Open Plan Kitchen / Diner With Bi-fold Doors
- Popular Location Close to Local Schools
- Utility Room & Downstairs WC
- Garage/Store & Off Road Parking
- South Facing Rear Garden



#### ENTRANCE HALL

#### WC

#### LOUNGE

15' 9" x 11' 10" (4.80m x 3.60m)

#### KITCHEN/DINER

25' 11" x 18' 1" (7.90m x 5.50m)

#### UTILITY ROOM

8' 6" x 7' 7" (2.60m x 2.30m)

#### GARAGE/STORE

8' 2" x 7' 3" (2.50m x 2.20m)



## FIRST FLOOR

### BEDROOM ONE

12' 2" x 11' 6" (3.70m x 3.50m)

### BEDROOM TWO

10' 10" x 10' 6" (3.30m x 3.20m)

### BEDROOM THREE

8' 10" x 8' 6" (2.70m x 2.60m)

### BEDROOM FOUR

9' 6" x 7' 3" (2.90m x 2.20m)

### BATHROOM

### TOTAL SQUARE FOOTAGE

136.8 sq.m (1473 sq.ft) approx.

### OUTSIDE THE PROPERTY

### DRIVEWAY PARKING FOR MULTIPLE VEHICLES

### LANDSCAPED REAR GARDEN

### PAVED PATIO AREA

### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, Siemens coffee machine, dishwasher, Siemens integrated fridge/freezer, Bosch integrated fridge/freezer, two integrated wine coolers, and all carpets, curtains, blinds and light fittings.

### ADDITIONAL INFORMATION

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

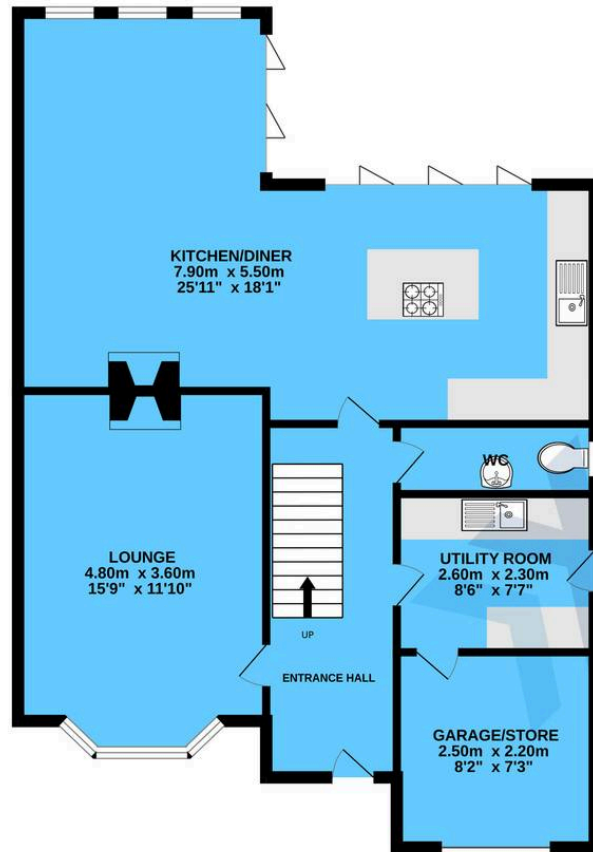


#### **INFORMATION FOR POTENTIAL BUYERS**

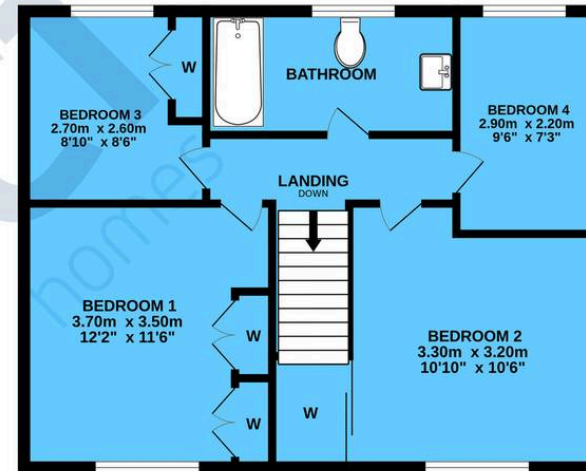
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 136.8 sq.m. (1473 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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