



Huggins Close, Balsall Common  
£575,000





## PROPERTY OVERVIEW

This impressive four bedroom detached house offers a superb opportunity for families seeking a spacious and contemporary home in a quiet cul-de-sac location overlooking the park. Being very well presented throughout, the property has been thoughtfully updated and remodelled internally to provide a versatile layout that caters perfectly to modern living.

The welcoming entrance hallway leads to a generously sized lounge, ideal for relaxing or entertaining guests, while the heart of the home is undoubtedly the open plan breakfast kitchen, which has been fitted with a stylish range of units and integrated appliances. This sociable space flows seamlessly into the dining area, making it perfect for family meals or gatherings. A practical utility room is located just off the kitchen, offering additional storage and laundry facilities.



Upstairs, the principal bedroom benefits from its own en-suite shower room, providing a private retreat, while three further well-proportioned bedrooms are served by a contemporary family bathroom.

The property also features double glazing and gas central heating throughout, ensuring comfort and energy efficiency all year round. Additional highlights include driveway parking for multiple vehicles and a shortened garage, ideal for bikes, tools, or seasonal items.



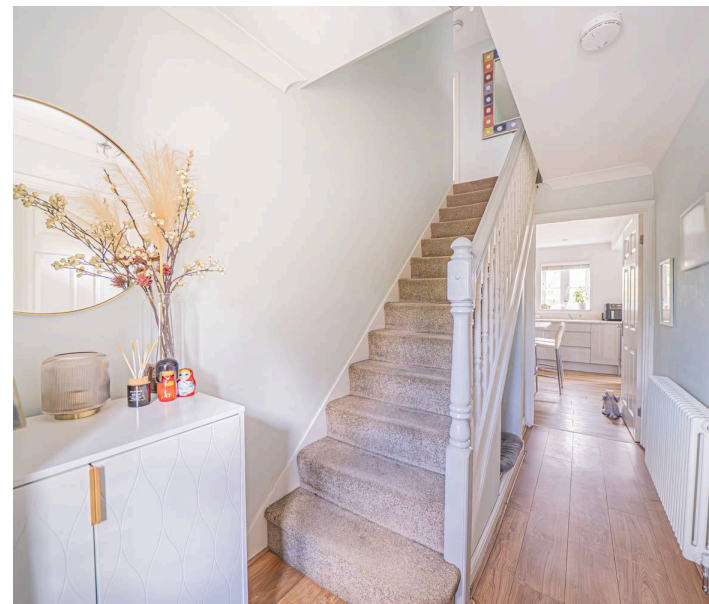
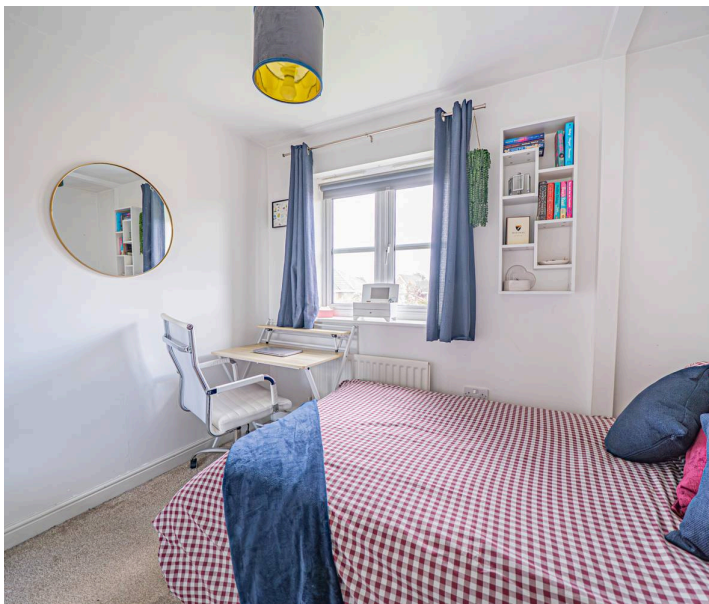
This exceptional home is ideally situated for access to local schools, amenities, and transport links, making it a perfect choice for those seeking both convenience and tranquility. Viewing is by prior appointment with Xact on 01676 534 411.

#### 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



- Four Bedroom Detached House
- Very Well Presented Throughout
- Updated & Remodelled Internally
- Open Plan Breakfast Kitchen / Dining Area Plus Utility Room
- En-Suite Principal Bedroom
- Professionally Landscaped Rear Garden
- Quiet Cul-De-Sac Overlooking the Park
- Driveway Parking and Shortened Garage



#### **ENTRANCE HALLWAY**

#### **LOUNGE**

16' 0" x 11' 1" (4.87m x 3.37m)

#### **BREAKFAST KITCHEN / DINING AREA**

25' 8" x 12' 6" (7.82m x 3.82m)

#### **UTILITY ROOM**

8' 1" x 5' 0" (2.46m x 1.53m)

#### **WC**

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

14' 1" x 13' 9" (4.30m x 4.20m)

#### **ENSUITE**

8' 0" x 5' 7" (2.45m x 1.69m)

#### **BEDROOM TWO**

12' 2" x 9' 9" (3.72m x 2.96m)

#### **BEDROOM THREE**

12' 0" x 7' 10" (3.67m x 2.39m)

#### **BEDROOM FOUR**

9' 7" x 8' 10" (2.93m x 2.70m)

#### **BATHROOM**

8' 0" x 6' 5" (2.45m x 1.96m)

#### **TOTAL SQUARE FOOTAGE**

126.0 sq.m (1359 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

8' 4" x 4' 9" (2.53m x 1.45m)

#### **DRIVEWAY PARKING**

#### **LANDSCAPED GARDEN**



#### **ITEMS INCLUDED IN THE SALE**

Rangemaster free-standing cooker, extractor, Bosch microwave, dishwasher, Franke 4-in-1 tap (with standalone boiler for producing boiling water & separate filter housing filtered water), all carpets, all blinds, all light fittings and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

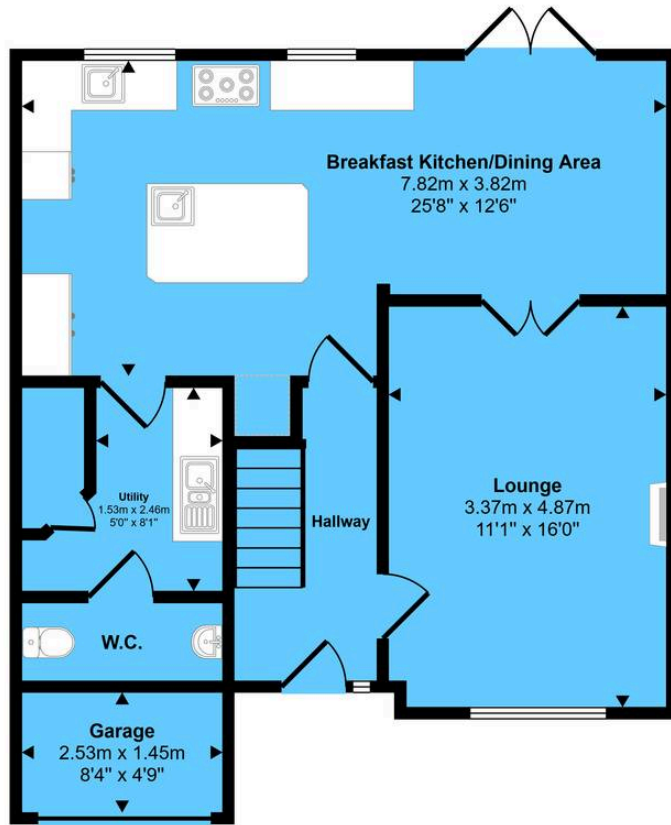
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - partially boarded.

#### **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.

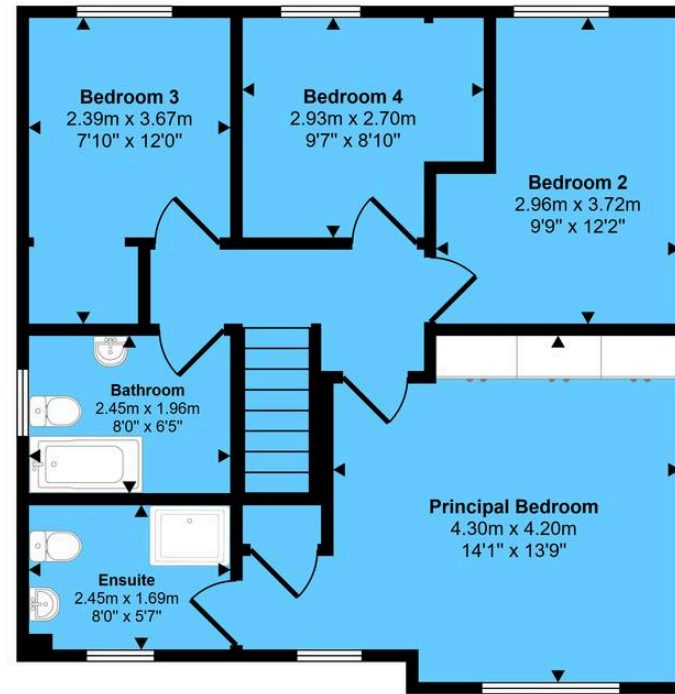


Approx Gross Internal Area  
126 sq m / 1359 sq ft



Ground Floor  
Approx 64 sq m / 693 sq ft

☐ Denotes head height below 1.5m



First Floor  
Approx 62 sq m / 666 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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