



Ashfurlong Close, Balsall Common
£425,000





PROPERTY OVERVIEW

A rare opportunity to acquire a detached family home occupying a prime, quiet cul-de-sac position which is available to purchase with the benefit of no onward chain. This well-proportioned three bedroom property presents an exceptional opportunity for buyers seeking a quality home with scope for refurbishment or substantial extension (subject to the necessary planning consents).

Ground Floor Accommodation

The entrance hallway opens directly into a spacious living room, leading through to the breakfast kitchen overlooking the rear garden, offering a practical and highly sociable hub for daily family meals. Conveniently positioned off the kitchen is a useful utility room, providing extensive additional storage, dedicated laundry facilities and direct access into the integral garage, while a guest cloakroom completes the ground floor layout.

First Floor Accommodation

To the first floor, a bright landing leads to three well-proportioned bedrooms. The principal bedroom features the added benefit of built-in wardrobes, with all rooms well-served by a central family bathroom.

Outside

The property features a private rear garden, while the front aspect is complemented by a paved driveway, providing ample off-road parking and leading to a single garage.





Summary

Representing a rare blank canvas in a truly sought-after setting, this detached home offers unparalleled flexibility and long-term value-add potential. Located just moments from the highly demanded local junior school, it stands as the ideal project for those wishing to create their forever family home.

Viewing

Strictly 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

- Modern Detached House
- Potential to Extend & Refurbish
- Three Bedrooms
- No Onward Chain
- Breakfast Kitchen
- Large Utility Room & Guest WC
- Garage & Driveway Parking
- Quiet Cul-De-Sac





ENTRANCE HALLWAY

WC

LIVING ROOM

15' 0" x 12' 7" (4.56m x 3.84m)

BREAKFAST KITCHEN

15' 11" x 10' 7" (4.84m x 3.22m)

UTILITY ROOM

10' 10" x 7' 8" (3.29m x 2.34m)

INTEGRAL GARAGE

17' 3" x 8' 1" (5.26m x 2.47m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 9" x 9' 3" (3.89m x 2.83m)

BEDROOM TWO

11' 0" x 9' 6" (3.36m x 2.89m)

BEDROOM THREE

9' 4" x 6' 2" (2.85m x 1.87m)

BATHROOM

6' 4" x 5' 5" (1.92m x 1.65m)

TOTAL SQUARE FOOTAGE

102.0 sq.m (1098 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in two bedrooms, garden shed and electric garage door.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – ADSL copper wire. 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.

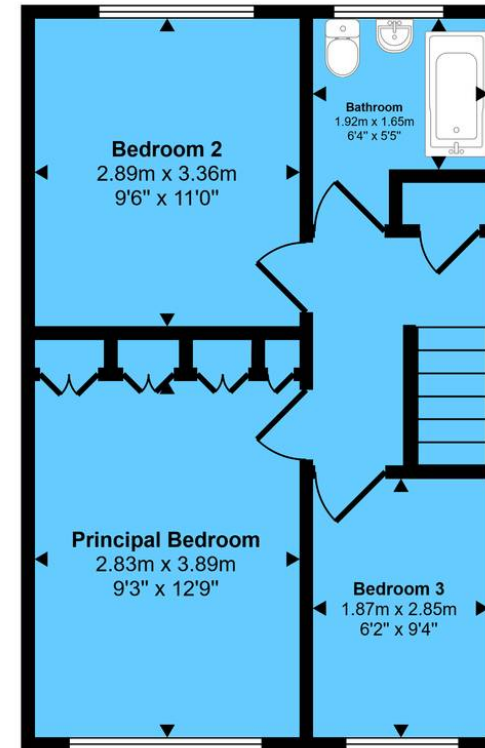
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
102 sq m / 1098 sq ft



Ground Floor
Approx 63 sq m / 683 sq ft



First Floor
Approx 39 sq m / 415 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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