



Malvern Road, Balsall Common
£475,000





PROPERTY OVERVIEW

Presenting this traditional detached house which was originally built as a four bedroom property but has now been remodeled into a three double bedroom property but could easily be converted back to four bedrooms if required. Being available to purchase with no onward chain and offering some scope for refurbishment and updating the accommodation is thoughtfully arranged to provide flexible living space, featuring a wide entrance hall that leads into a generously sized living room, ideal for both relaxation and entertaining. The breakfast kitchen is well-proportioned, offering ample room for dining and every-day family life, with scope for modernisation to suit individual tastes. Of particular note is that the property has a professionally installed lift providing easy access to the upstairs accommodation, which is a rare and valuable feature for those seeking enhanced accessibility meaning this property could be a genuine alternative to a bungalow. Upstairs, the property comprises three well-proportioned bedrooms with the potential to convert back to four bedrooms if required. The family bathroom is complemented by additional storage options throughout the home, ensuring practicality for busy households.





Outside the property has a neat South facing rear garden and to the front of the property there is driveway parking for two vehicles. This home is ideally situated close to the highly regarded Heart of England Secondary School, making it a sought-after choice for families with school-age children. Whether you are looking to move straight in and gradually update, or embark on a full-scale refurbishment, this house offers the flexibility to create a bespoke living environment tailored to your needs.

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

- Traditional Three / Four Bedroom Detached
- No Onward Chain
- Potential to Refurbish
- Breakfast Kitchen
- Large Living Room
- Lift to Access Upstairs
- South Facing Garden
- Driveway Parking
- Close to Heart of England Secondary School



**ENTRANCE HALL**

5' 1" x 14' 8" (1.56m x 4.48m)

LIVING ROOM

11' 3" x 17' 11" (3.43m x 5.46m)

DINING ROOM

11' 4" x 11' 4" (3.45m x 3.46m)

BREAKFAST KITCHEN

9' 1" x 7' 10" (2.78m x 2.40m)

INNER HALL

7' 5" x 4' 3" (2.27m x 1.30m)

UTILITY

8' 3" x 14' 10" (2.51m x 4.53m)

WC**FIRST FLOOR****BEDROOM ONE**

10' 8" x 13' 3" (3.26m x 4.05m)

BEDROOM TWO

10' 0" x 13' 1" (3.06m x 3.98m)

BEDROOM THREE

14' 3" x 11' 10" (4.34m x 3.60m)

BATHROOM

6' 6" x 8' 1" (1.97m x 2.47m)

SEPARATE WC



OUTSIDE THE PROPERTY

GARAGE

7' 5" x 11' 2" (2.27m x 3.40m)

TOTAL SQUARE FOOTAGE

131.0 sq.m (1413 sq.ft) approx.

DRIVEWAY PARKING

NEAT SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

TBC

ADDITIONAL INFORMATION

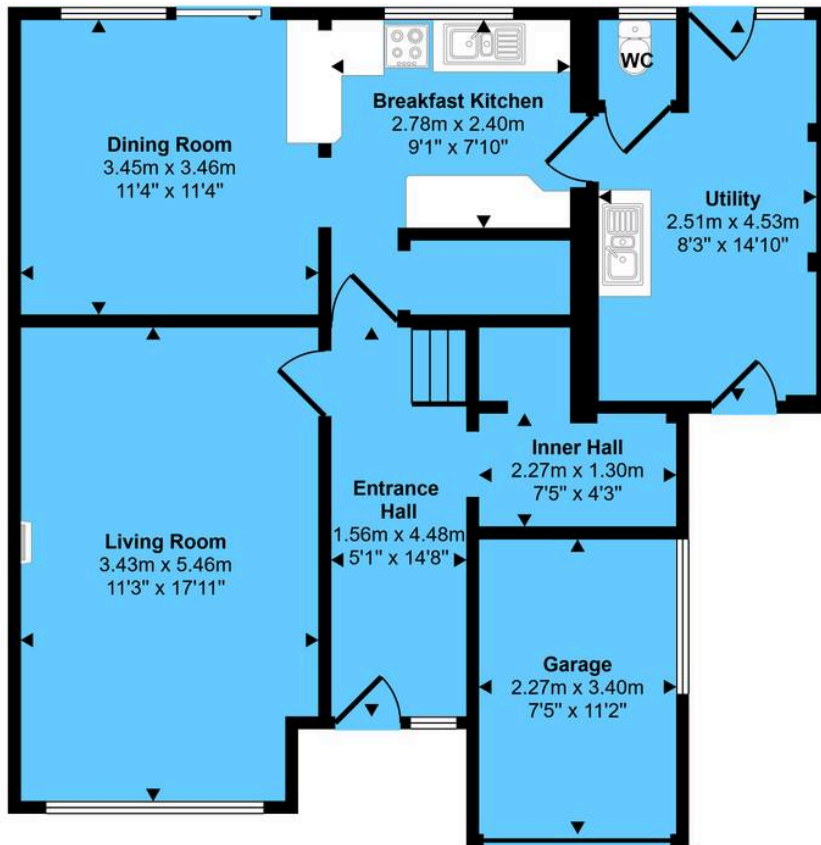
Services - water on a meter, mains gas, electricity and sewers. Broadband - cable. Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

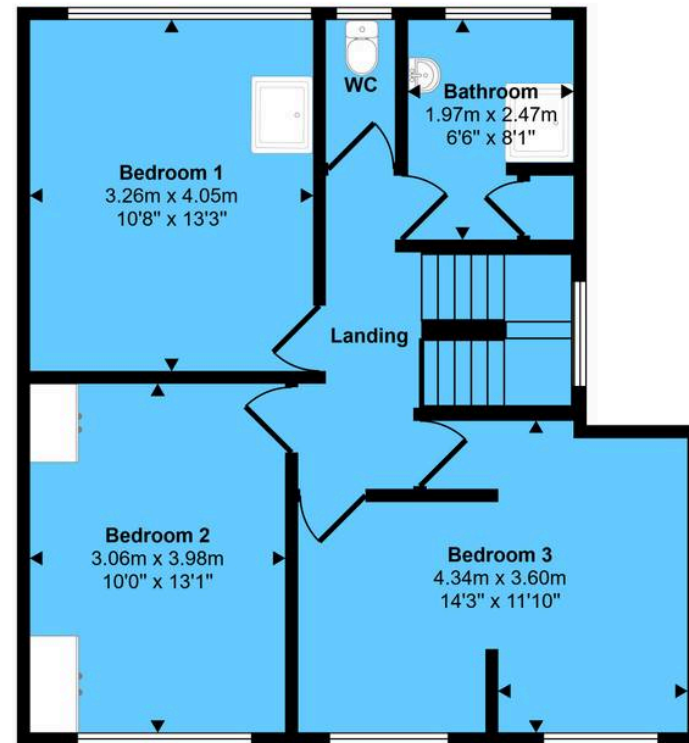
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



Approx Gross Internal Area
131 sq m / 1413 sq ft



Ground Floor
Approx 75 sq m / 807 sq ft



First Floor
Approx 56 sq m / 606 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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