Birmingham Road, Kenilworth

In Excess of **£1,000,000**

xact EXCLUSIVE

PROPERTY OVERVIEW

The property is located in a rural setting midway between Balsall Common & Kenilworth, being set back from the road behind a large gated driveway and is adjacent to open countryside providing a semi-rural home with the convenience of easy commuting routes to Kenilworth, Warwick, Leamington and Solihull. Having recently been fully renovated the accommodation provides a ready to move into family home with further potential for development having two large outbuildings. Being available to purchase with no onward chain the property is set well back from the road behind a gated driveway and provides extensive parking for multiple vehicles and in summary provides potential buyers :- entrance hallway, snug, living room, breakfast kitchen, utility room, guest WC, ground floor bedroom with en-suite, large office with its own separate entrance to the main property and to the first floor three bedrooms with access to the family bathroom. Outside there are two substantial outbuildings, one having been converted into a leisure room / gym / office space and the other being former stables which has conversion potential. There is a long rear garden which opens out onto a small paddock area which overlooks open fields.

Viewing is by appointment only 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

- Recently Renovated Detached House
- No Onward Chain
- Semi-Rural Location Overlooking Open Fields
- Outbuilding with Conversion Potential (STPP)
- Includes Small Paddock to the Rear
- Four Bedrooms (1 Ground Floor)
- Open Plan Breakfast Kitchen
- Large Office with Own Entrance
- Secure Gated Parking for Multiple Vehicles

ENTRANCE HALLWAY

LIVING ROOM
13' 5" x 11' 0" (4.09m x 3.35m)

SNUG
13' 5" x 9' 7" (4.09m x 2.92m)

BREAKFAST KITCHEN
21' 11" x 17' 9" (6.68m x 5.41m)

UTILITY
7' 7" x 7' 5" (2.31m x 2.26m)

WC

BEDROOM ONE
23' 1" x 11' 6" (7.04m x 3.51m)

ENSUITE
9' 10" x 5' 4" (3.00m x 1.63m)

WARDROBE
7' 11" x 5' 10" (2.41m x 1.78m)

FIRST FLOOR

BEDROOM TWO
13' 7" x 10' 11" (4.14m x 3.33m)

BEDROOM THREE
13' 5" x 9' 7" (4.09m x 2.92m)

BEDROOM FOUR
8' 0" x 6' 6" (2.44m x 1.98m)

BATHROOM
7' 10" x 6' 1" (2.39m x 1.85m)

OUTSIDE THE PROPERTY

OFFICE WITH SEPARATE ENTRANCE
13' 9" x 9' 7" (4.19m x 2.92m)

TOTAL SQUARE FOOTAGE
151.8 sq.m (1634 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LONG REAR GARDEN WITH SMALL PADDOCK AREA

LEISURE BUILDING/GYM/OFFICE

FORMER STABLES

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher and all carpets and light fittings.

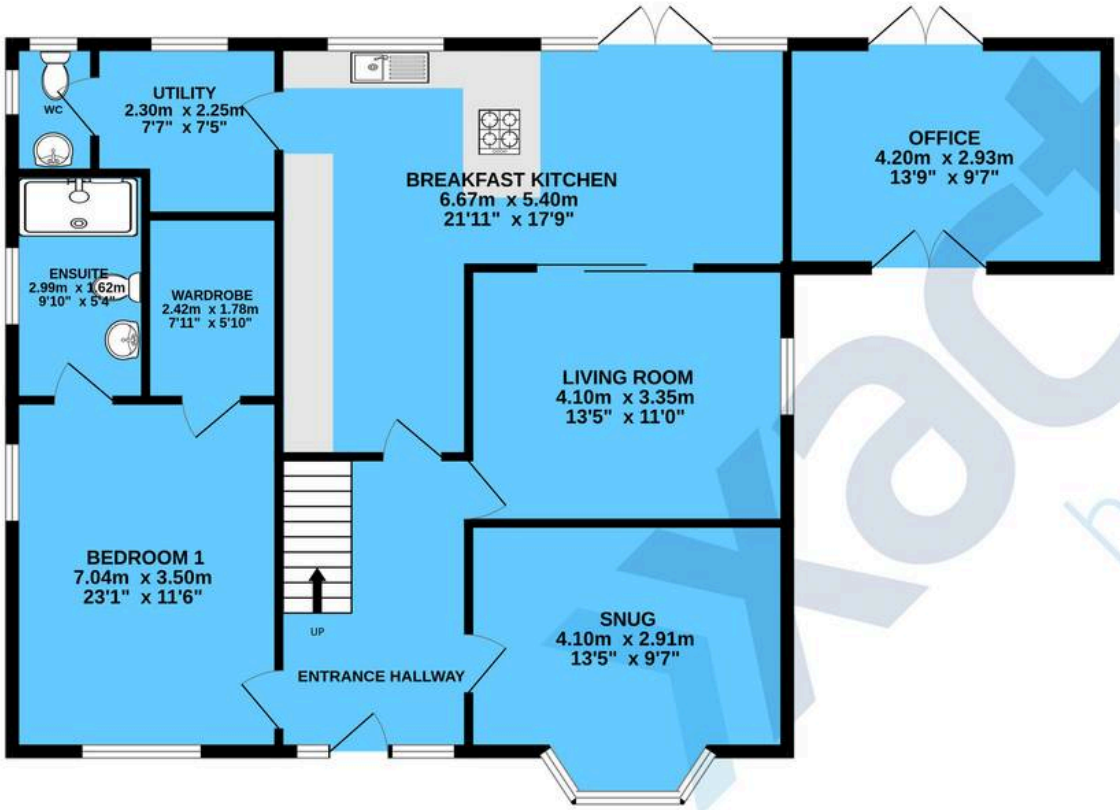
ADDITIONAL INFORMATION

Services - mains electricity and water. Loft space - part boarded.

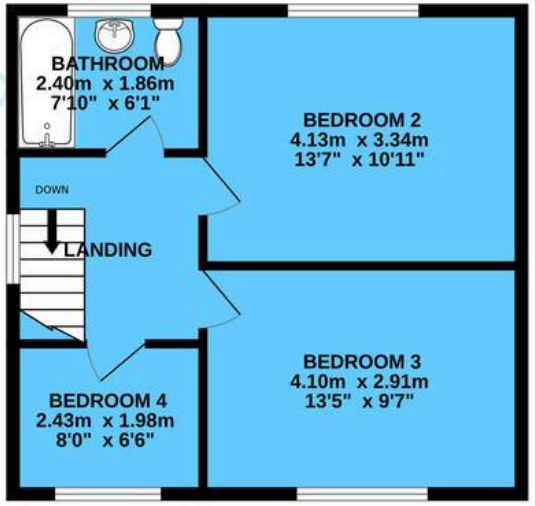
INFORMATION FOR POTENTIAL BUYERS

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 : 151.8 sq.m. (1634 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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