



Gipsy Close, Balsall Common
£479,000





PROPERTY OVERVIEW

This well presented two bedroom detached bungalow offers a fantastic opportunity for buyers seeking comfortable, modern living on one level, with the added benefit of no onward chain. The property opens into a welcoming hallway, leading to a spacious living room that enjoys pleasant views over the rear garden, creating a relaxing space for entertaining or unwinding. The recently renovated kitchen features contemporary units and integrated appliances (perfect for home cooks and those who appreciate stylish finishes), while the re-fitted shower room provides a sleek, modern suite with quality fixtures. Both bedrooms are generous doubles, offering ample space for furnishings and storage, making them ideal for a variety of buyers including downsizers or those seeking guest accommodation. The home has been maintained to a high standard throughout, with neutral décor and contemporary flooring, ensuring a move-in ready experience. Practical features include driveway parking for multiple vehicles and efficient gas central heating. The property is situated in a sought-after residential location, convenient for local amenities, transport links, and reputable schools, making it a desirable choice for a range of purchasers. Internal viewing is highly recommended to appreciate the quality and generous proportions of this attractive bungalow.



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: D

Tenure: Freehold

- Two Bedroom Detached Bungalow
- Well Presented Throughout
- No Onward Chain
- Large Living Room Overlooking Rear Garden
- Recently Renovated Kitchen
- Two Double Bedrooms
- Re-Fitted Shower Room
- Driveway Parking
- Private Rear Garden with Covered Veranda Area





PORCH

HALLWAY

LIVING ROOM

14' 11" x 13' 11" (4.55m x 4.23m)

KITCHEN

13' 1" x 8' 7" (3.99m x 2.62m)

INNER HALLWAY

UTILITY ROOM

7' 10" x 7' 6" (2.40m x 2.29m)

INTEGRAL GARAGE/STORE

10' 4" x 7' 10" (3.15m x 2.39m)

BEDROOM ONE

12' 0" x 11' 11" (3.65m x 3.63m)

BEDROOM TWO

10' 6" x 10' 4" (3.20m x 3.15m)

SHOWER ROOM

7' 7" x 5' 8" (2.31m x 1.73m)

TOTAL SQUARE FOOTAGE

89.4 sq.m (962 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

PRIVATE REAR GARDEN WITH COVERED VERANDA

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Microwave, Fridge, Freezer, Dishwasher, Washing machine, two garden sheds, All carpets curtains, blinds and light fittings and fitted wardrobes in two bedrooms.



ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – ADSL copper wire. Loft space – 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.

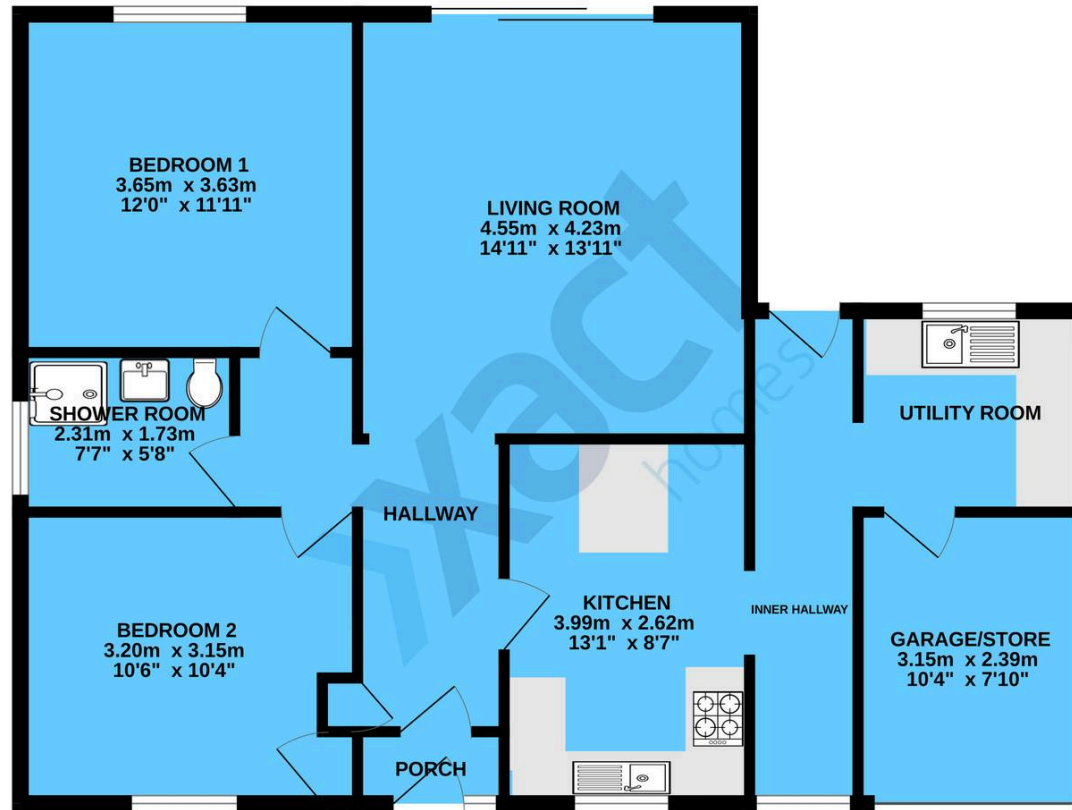
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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



TOTAL FLOOR AREA : 89.4 sq.m. (962 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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