



Wheeler Close, Chadwick End  
£350,000





## PROPERTY OVERVIEW

This modernised three-bedroom mid-terrace house offers a superb opportunity for families and professionals seeking a spacious and contemporary home in a quiet, semi-rural cul-de-sac setting. Upon entering, you are greeted by a welcoming hallway that leads into a bright and airy open-plan kitchen, dining, and living area, ideal for modern living and entertaining. The kitchen is thoughtfully designed with ample storage and workspace, seamlessly connecting to the dining and living areas to create a sociable and flexible environment. Large windows at the rear provide delightful views over open fields to the rear. Upstairs, the property boasts three genuine double bedrooms, each offering generous proportions and versatile accommodation for family members, guests, or a home office. The well-appointed bathroom features both a bath and a separate shower cubicle, catering to all preferences and adding a touch of luxury to every-day routines. Of specific note is that the property has had LPG central heating installed providing improved heating comfort and control. The property also benefits from a low-maintenance rear garden, perfect for those seeking an outdoor area without the upkeep of extensive grounds.





Located in a peaceful residential cul-de-sac, this home provides a safe and friendly environment with minimal traffic, making it an attractive choice for families and those valuing privacy. The surrounding area is well-served by local amenities, schools, and transport links, ensuring convenience without compromising on the peaceful atmosphere. With its combination of spacious accommodation, modern open-plan living, beautiful outlook, and practical features, this end-terrace house is an outstanding choice for buyers looking to settle in a sought-after location.

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: C

Tenure: Freehold

- Three Bed Mid Terrace
- Open Plan Kitchen / Dining & Living Room
- Views Over Open Fields to the Rear
- Three Genuine Double Bedrooms
- Bathroom with Bath & Shower Cubicle
- LPG Central Heating
- Low Maintenance Rear Garden
- Quiet Cul-de-Sac Location





**PORCH**

**HALLWAY**

**WC**

**KITCHEN/DINING AREA**  
21' 1" x 9' 1" (6.42m x 2.78m)

**LIVING AREA**  
11' 1" x 11' 5" (3.39m x 3.47m)

**UTILITY**  
6' 9" x 4' 9" (2.05m x 1.46m)

**FIRST FLOOR**

**BEDROOM ONE**  
9' 7" x 12' 4" (2.92m x 3.75m)

**BEDROOM TWO**  
11' 4" x 8' 11" (3.46m x 2.72m)

**BEDROOM THREE**  
11' 4" x 8' 4" (3.45m x 2.54m)

**BATHROOM**  
9' 4" x 5' 1" (2.84m x 1.56m)

**TOTAL SQUARE FOOTAGE**  
91.0 sq.m (976 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**LOW MAINTENANCE REAR GARDEN**



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

Neff Integrated oven, Neff Integrated hob, Neff Extractor, Fridge, Freezer, Dishwasher, Garden shed, all carpets, blinds and some light fittings.

#### **ADDITIONAL INFORMATION**

Services – water on a meter, mains electricity and sewers. Broadband – FTTP (fibre to the premises). 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.

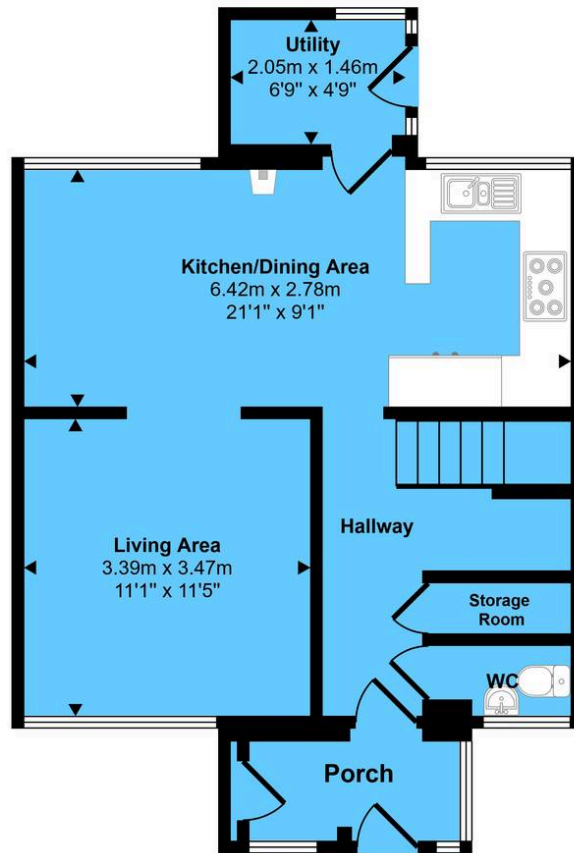
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

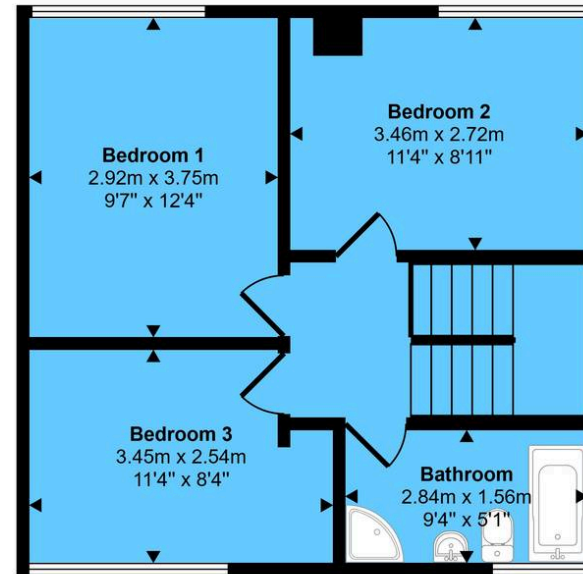
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



Approx Gross Internal Area  
91 sq m / 976 sq ft



Ground Floor  
Approx 49 sq m / 528 sq ft



First Floor  
Approx 42 sq m / 448 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**

170 Station Road, Balsall Common – CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

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