



## Saracen Drive, Balsall Common

Offers Over £600,000





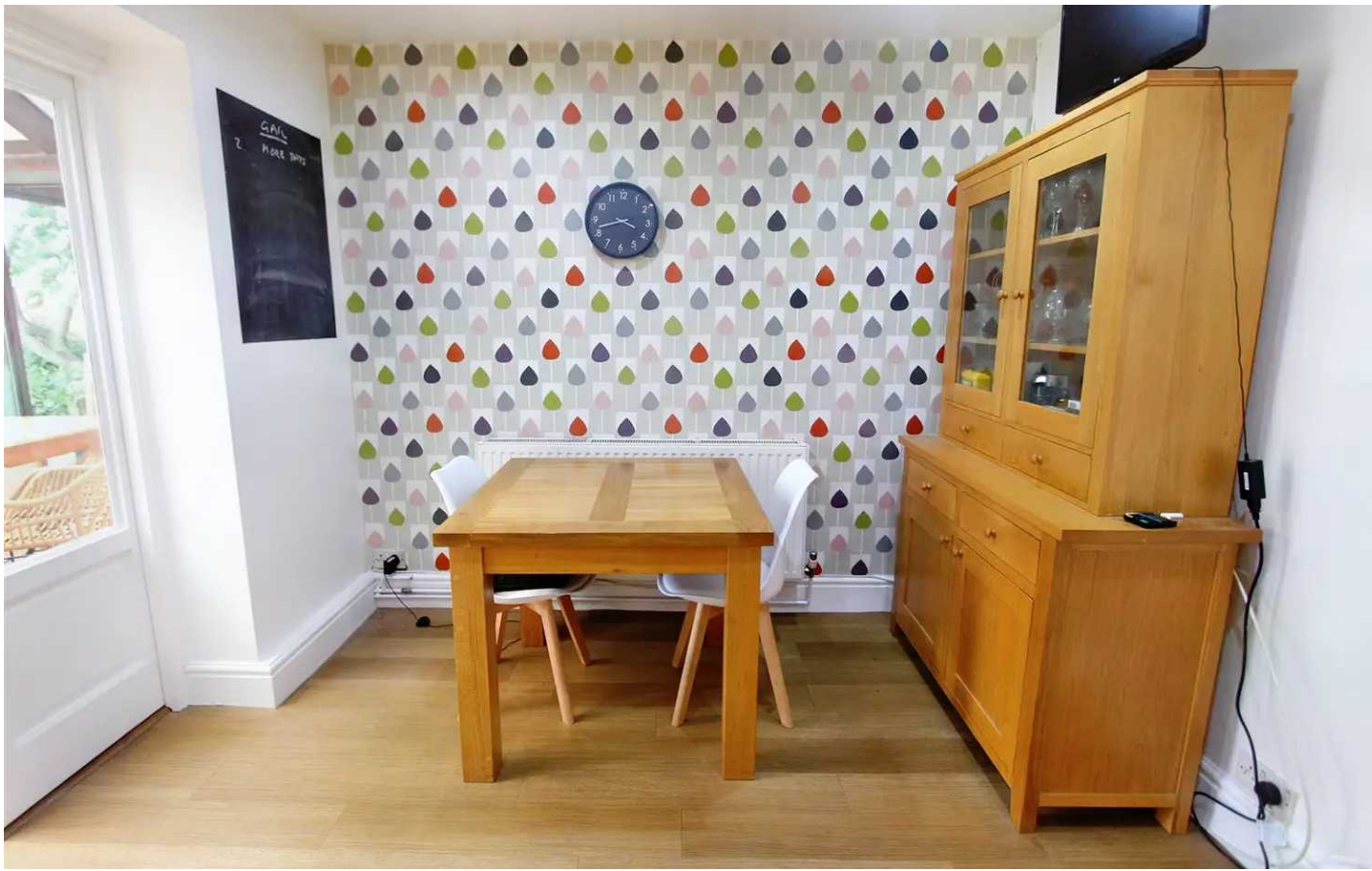
#### PROPERTY OVERVIEW

This executive four bedroom detached property is located in a quiet cul-de-sac on the edge of the village and benefits from views over open fields to the rear. Being well presented throughout the property provides potential purchasers with:- enclosed porch, entrance hallway, guest cloakroom, living room, dining room, breakfast kitchen, utility room, conservatory, four bedrooms, principal bedroom with en-suite facilities, family bathroom and a private rear garden overlooking fields. To the front the property there is a generous amount of driveway parking and an integral double garage which can be accessed from the utility room.

#### 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: G

Tenure: Freehold

- Four Bedroom Detached House
- Well Presented Throughout
- Closed Onward Chain
- Breakfast Kitchen
- Lounge, Dining Room & Conservatory
- En-Suite Principal Bedroom
- Private Rear Garden Overlooking Open Fields
- Double Garage & Driveway Parking





#### **ENCLOSED PORCH**

#### **ENTRANCE HALLWAY**

14' 7" x 9' 11" (4.45m x 3.03m)

#### **GUEST CLOAKROOM**

#### **LIVING ROOM**

19' 6" x 13' 1" (5.95m x 4.00m)

#### **DINING ROOM**

11' 6" x 9' 0" (3.50m x 2.75m)

#### **BREAKFAST KITCHEN**

15' 1" x 11' 10" (4.60m x 3.60m)

#### **CONSERVATORY**

22' 8" x 10' 4" (6.90m x 3.15m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

13' 1" x 13' 0" (4.00m x 3.97m)

#### **ENSUITE**

13' 1" x 6' 3" (4.00m x 1.91m)

#### **BEDROOM TWO**

11' 6" x 10' 6" (3.50m x 3.20m)

#### **BEDROOM THREE**

11' 6" x 8' 8" (3.51m x 2.65m)

#### **BEDROOM FOUR**

10' 0" x 8' 2" (3.05m x 2.50m)

#### **BATHROOM**

9' 10" x 6' 3" (3.00m x 1.90m)





## **OUTSIDE THE PROPERTY**

### **GARAGE**

17' 11" x 17' 3" (5.45m x 5.25m)

### **EAST FACING GARDEN**

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

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms and all light fittings.

### **ADDITIONAL INFORMATION**

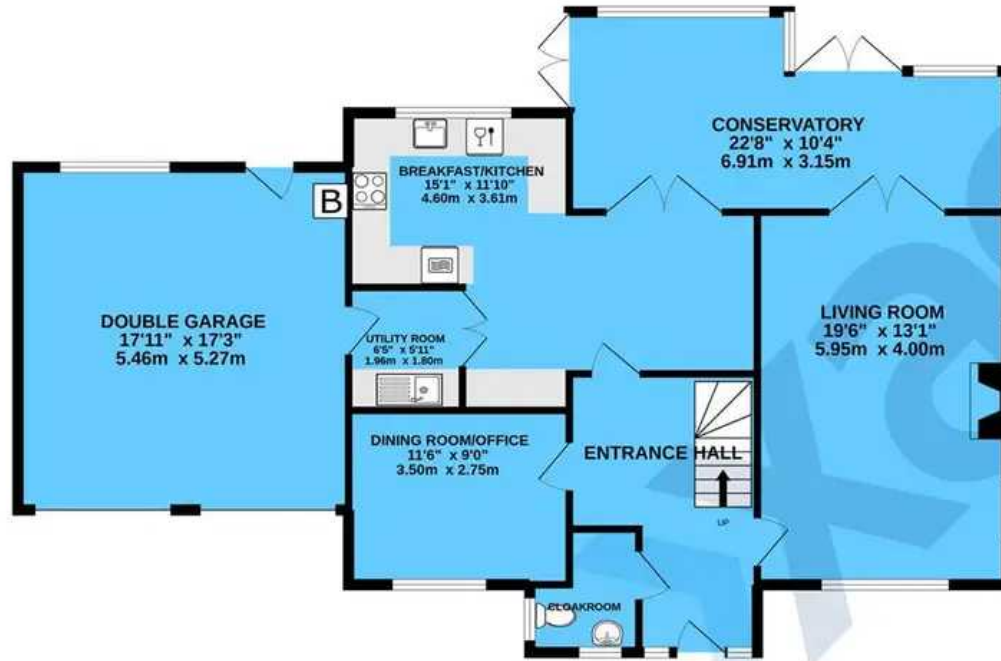
Services - Water meter, main gas, electricity and mains sewers. Broadband - BT. Loft Space - Boarded with ladder and lighting.

### **MONEY LAUNDERING REGULATIONS**

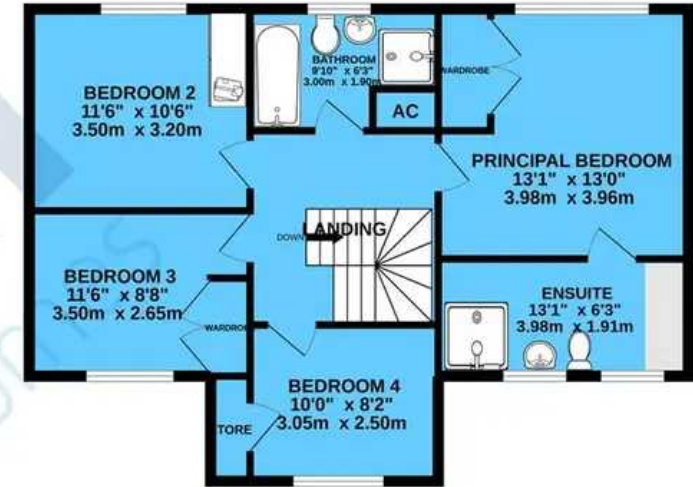
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
1281 sq.ft. (119.0 sq.m.) approx.



1ST FLOOR  
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 2007 sq.ft. (186.5 sq.m.) 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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**Xact Homes**

170 Station Road, Balsall Common - CV7 7FD

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

