



Dockers Close, Balsall Common

Offers in Region of £850,000





PROPERTY OVERVIEW

This extended five-bedroom detached property with the benefit of a one bedroom detached self contained annexe is ideally located for access to the village centre / Berkswell train station and is presented in ready to move into condition.

The main property provides approximately 1700 sq ft of living accommodation and offers potential buyers:- large enclosed porch, entrance hallway, open plan kitchen / family room, utility room, large lounge, dining area, guest WC, four first floor bedrooms (Jack & Jill ensuite) a modern family bathroom and to the second floor is bedroom five with en-suite facilities.

The self contained annexe (approximately 400 sq ft) is currently rented out achieving £950pcm but could alternatively be used as independent living space for a relative. The annexe has an open plan kitchen / living / dining area, double bedroom and a shower room. Additionally the annexe provides it's own separate/private courtyard.

Outside the property benefits from off road parking for multiple vehicles, caravan space and a wide private South Westerly facing rear garden.





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: F

Tenure: Freehold

- Five Bedroom Detached House
- Self Contained Detached Annexe
- Beautifully Presented Throughout
- Open Plan Kitchen / Family Room
- Private South West Facing Rear Garden
- Close to Village Centre & Berkswell Train Station
- Off Road Parking for Multiple Vehicles
- Annexe Currently Rented Out for £950 PCM





ENCLOSED PORCH

ENTRANCE HALLWAY

WC

LOUNGE

24' 11" x 14' 4" (7.59m x 4.37m)

DINING AREA

12' 4" x 10' 6" (3.75m x 3.2m)

FAMILY ROOM

19' 4" x 10' 0" (5.9m x 3.05m)

KITCHEN

13' 3" x 10' 8" (4.05m x 3.25m)

UTILITY ROOM

GARAGE

16' 3" x 9' 8" (4.95m x 2.95m)

FIRST FLOOR

BEDROOM ONE

12' 2" x 11' 2" (3.7m x 3.4m)

JACK AND JILL ENSUITE

BEDROOM THREE

10' 8" x 9' 8" (3.25m x 2.95m)

BEDROOM TWO

10' 12" x 10' 10" (3.35m x 3.3m)

BEDROOM FOUR / STUDY

9' 4" x 9' 0" (2.85m x 2.75m)





BATHROOM

SECOND FLOOR

BEDROOM FIVE

25' 0" x 9' 1" (7.62m x 2.77m)

ENSUITE

DETACHED SELF CONTAINED ANNEXE

KITCHEN / LIVING / DINING AREA

17' 5" x 16' 1" (5.31m x 4.9m)

BEDROOM

10' 8" x 9' 6" (3.25m x 2.9m)

SHOWER ROOM

OUTSIDE THE PROPERTY

OFF ROAD PARKING FOR MULTIPLE VEHICLES

CARAVAN SPACE

WIDE PRIVATE SOUTH WESTERLY FACING REAR GARDEN

ITEMS INCLUDED IN SALE

Rangemaster free standing cooker, extractor, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in four bedrooms, all light fittings, a garden shed and CCTV.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - BT. Loft space - boarded with lighting.

MONEY LAUNDERING REGULATIONS

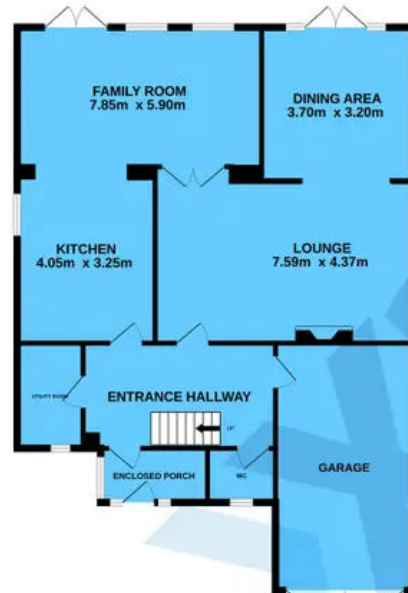
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



ANNEXE



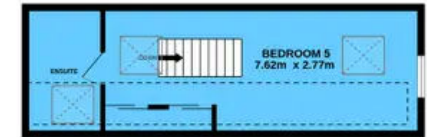
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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