



Asbury Road, Balsall Common

£550,000







#### PROPERTY OVERVIEW

This extended four bedroom detached house has been refurbished & re-modelled by the current owners and now provides a ready to move into family home that requires internal inspection to fully appreciate. Being adjacent to Balsall Common Primary School and available to purchase with no onward chain the property offers over 1500 sq ft of living accommodation and provides potential purchasers with:- porch, entrance hallway, WC, living room, open plan family breakfast kitchen, utility room, playroom / study, four bedrooms (principal en-suite) and a family bathroom. Outside there is a landscaped rear garden, single garage & driveway parking.

#### 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





- Four Bedroom Detached
- Recently Re-Modelled & Renovated
- Stunning Open Plan Breakfast Kitchen
- Living Room & Playroom/Study
- En-Suite Principal Bedroom
- Landscaped Rear Garden
- No Onward Chain
- Garage & Driveway Parking

#### **PORCH**

#### **WC**

#### **ENTRANCE HALL**

#### **LIVING ROOM**

19' 8" x 11' 8" (6m x 3.55m)

#### **BREAKFAST KITCHEN**

25' 10" x 20' 4" (7.87m x 6.2m)

#### **UTILITY ROOM**

7' 10" x 4' 11" (2.4m x 1.5m)

#### **PLAYROOM/STUDY**

18' 6" x 7' 10" (5.65m x 2.4m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

18' 1" x 11' 8" (5.5m x 3.55m)

#### **ENSUITE**

6' 7" x 5' 11" (2m x 1.8m)

#### **BEDROOM TWO**

13' 1" x 10' 10" (4m x 3.3m)

#### **BEDROOM THREE**

10' 10" x 8' 2" (3.3m x 2.5m)

#### **BEDROOM FOUR**

10' 0" x 8' 2" (3.05m x 2.5m)

#### **BATHROOM**

7' 9" x 7' 5" (2.35m x 2.25m)







## **OUTSIDE THE PROPERTY**

### **GARAGE**

16' 5" x 8' 2" (5m x 2.5m)

### **LANDSCAPED REAR GARDEN**

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

Integrated oven, integrated induction hob, microwave, dishwasher, all carpets, blinds and light fittings and garden shed.

### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - Sky - Fibre optic. Loft space - with ladder and lighting.

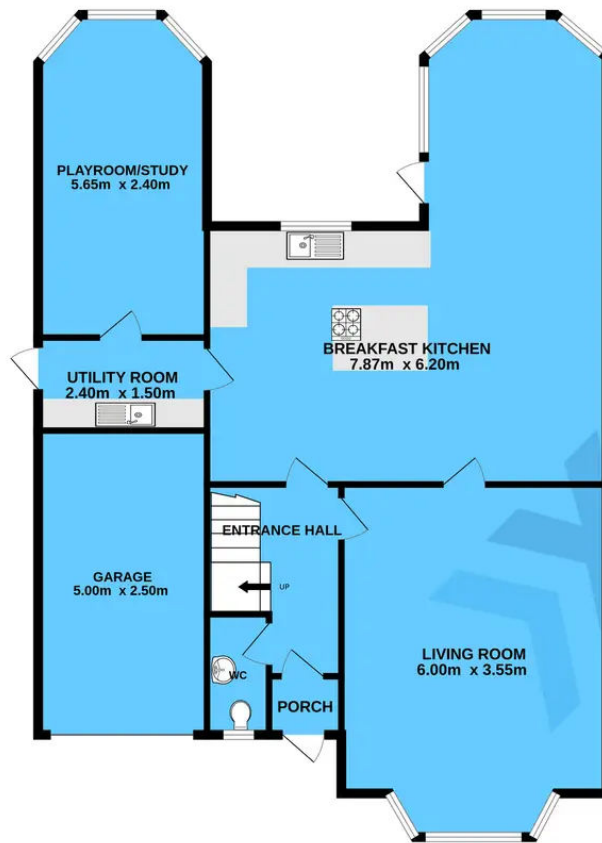
### **MONEY LAUNDERING REGULATIONS**

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.

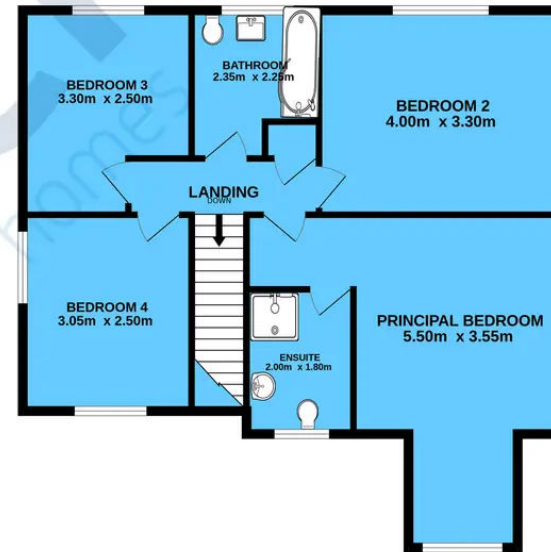




GROUND FLOOR



1ST 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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# Xact Homes

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SALES & LETTINGS

