



## Eborne Croft, Balsall Common

Offers Over £400,000





## PROPERTY OVERVIEW

This spacious three-bedroom detached house is being sold with no onward chain and is situated in a sought-after cul-de-sac location being ideally positioned for access to the village centre & Berkswell train station. Being very well presented throughout the property provides potential buyers with:- enclosed porch, lounge / dining room, stunning conservatory, fitted kitchen, three bedrooms (principal bedroom en-suite) and a family bathroom. Outside, the property has a private South Westerly facing rear garden, single garage and driveway parking for multiple vehicles.

Planning application - PL/2024/01312/PNH (determination of prior notification, approval not required) for proposed development - for ground floor rear extension measuring 5m beyond the original rear wall, at a maximum height of 3.9m, and measuring 2.6m at the eaves.

Viewing is by appointment only 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: E

Tenure: Freehold



- Three Bedroom Detached House
- Through Lounge & Conservatory
- En-Suite Principal Bedroom
- South Westerly Facing Rear Garden
- Garage & Off Road Parking
- Quiet Cul-de-Sac Location



## ENTRANCE HALL

### LOUNGE

14' 2" x 10' 7" (4.32m x 3.23m)

### DINING AREA

8' 6" x 9' 4" (2.59m x 2.84m)

### CONSERVATORY

### KITCHEN

9' 6" x 8' 3" (2.90m x 2.51m)

### WC

## FIRST FLOOR

### PRINCIPAL BEDROOM

8' 9" x 10' 9" (2.67m x 3.28m)

### ENSUITE

8' 3" x 5' 9" (2.51m x 1.74m)

### BEDROOM TWO

8' 11" x 9' 7" (2.72m x 2.92m)

### BEDROOM THREE

9' 6" x 6' 2" (2.90m x 1.88m)

### BATHROOM

5' 9" x 5' 5" (1.76m x 1.66m)

## OUTSIDE THE PROPERTY

### GARAGE

8' 3" x 14' 8" (2.52m x 4.47m)

### SOUTH WEST FACING GARDEN



**ITEMS INCLUDED IN THE SALE**

Free standing cooker, all carpets, all blinds and some light fittings.

**ADDITIONAL INFORMATION**

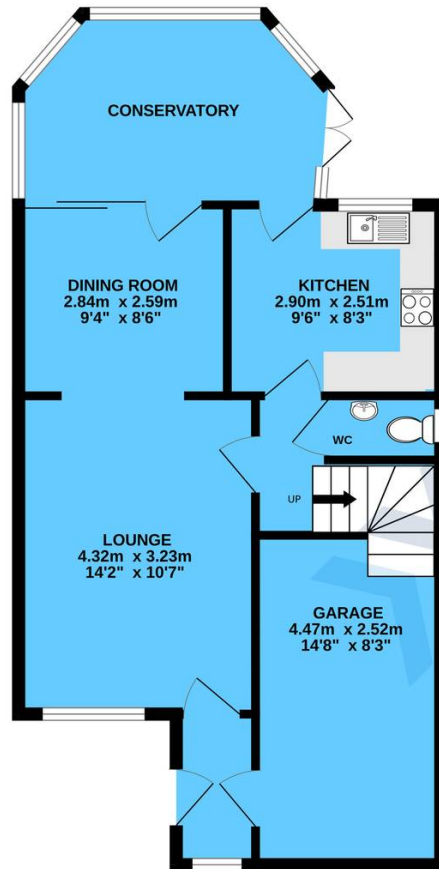
Services: main gas, electricity and mains sewers. Loft Space: boarded with ladder and lighting.

**MONEY LAUNDERING REGULATIONS**

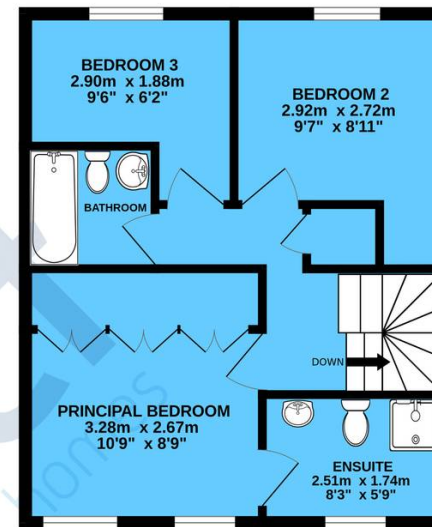
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 96.5 sq.m. (1039 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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# Xact Homes

170 Station Road, Balsall Common - CV7 7FD

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

